

20

Cathedral Road

Cardiff, CF11 9LJ



Fully refurbished period office building, providing high quality accommodation with on-site car parking.

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LOCATION

Situated on the Western side of Cardiff within walking distance of the city centre and Cardiff central bus and train station, as well as being in close proximity to Sophia Gardens. The property fronts Cathedral Road where the office occupation predominantly relates to professional organisations, such as accountants and architects with a strong representation from the public sector also.

DESCRIPTION

The property has undergone a full refurbishment throughout to provide quality office accommodation within a 3 storey, grade II listed, period office building. The specification of the property comprises:

- Gas central heating throughout
- Modern open plan office space
- Raised access floors
- Original period features, including staircase, cornicing, fireplaces and flooring
- Intercom entry, intruder alarm and CCTV
- Male and Female WC's
- Secure external bike store



ACCOMMODATION

FLOOR	DESCRIPTION	SQ M	SQ FT
Ground	Office	LET	
First	Office	135.67	1,460
Second	Office	119.75	1,289
TOTAL		255.42	2,749

Measurements are on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition. All measurements are subject to on-site verification.

CAR PARKING

There are 8 available site car parking spaces available.

4 spaces will be allocated per floor.

Car parking is also available on Cathedral Road as well as at Sophia Gardens. There is direct access to Sophia Gardens via a secure pedestrian gate at the rear of the premises.

RENT

On application.

VAT

The building is elected for VAT.

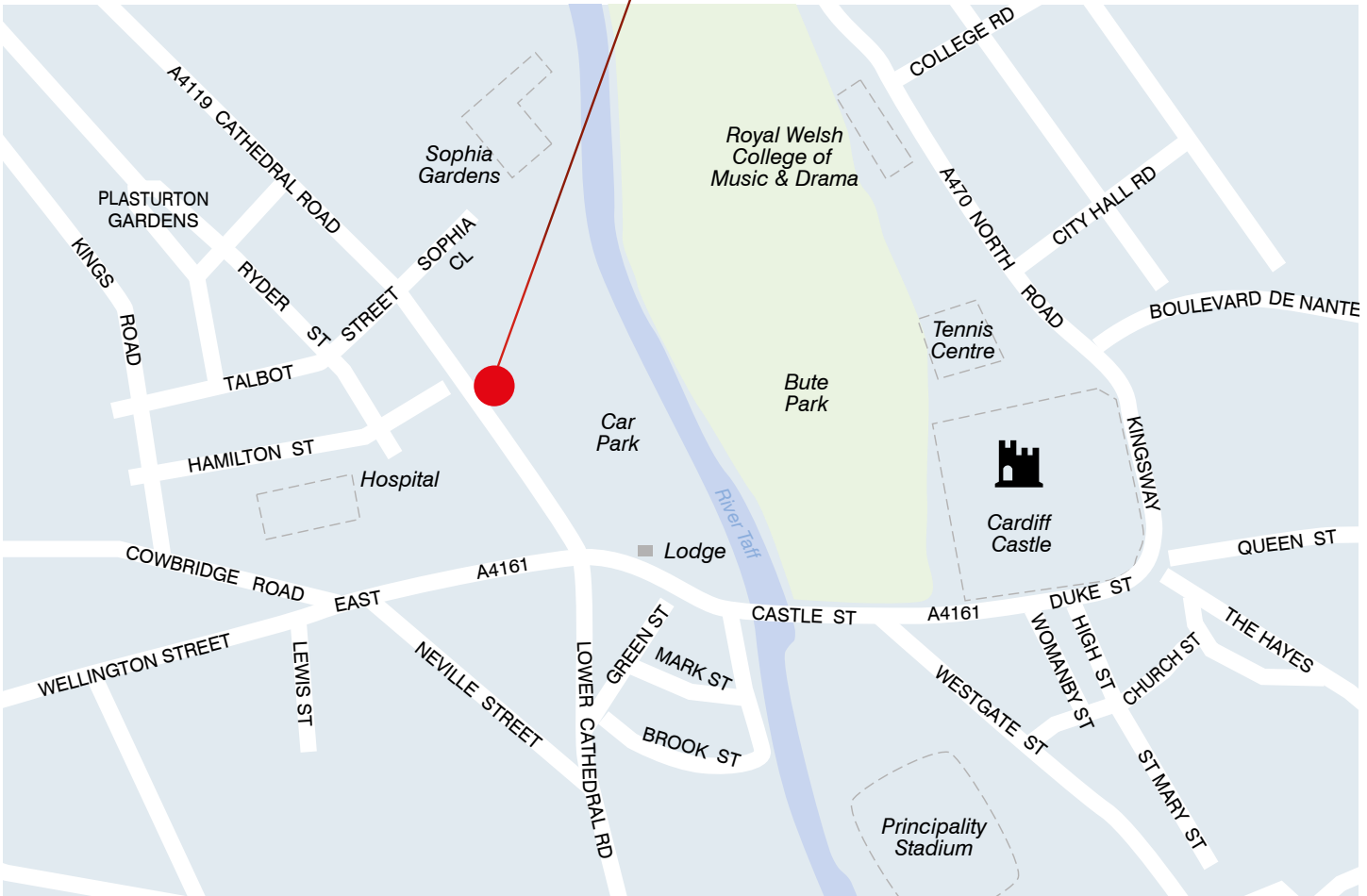
TERMS

The property is available on an effective Full Repairing and Insuring Lease, for a term to be agreed. Full terms are available on application.





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VIEWINGS

Strictly by appointment with the sole agent.

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