



43 The Parade

Roath, Cardiff, CF24 3AB

To Let: Detached period office with parking

2,332 sq ft
(216.65 sq m)

- Period features
- City centre location
- Excellent transport links
- Parking

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Summary

Available Size	2,332 sq ft
Rent	£30,000 per annum
Rates Payable	£7.92 per sq ft
Rateable Value	£32,500
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)

Description

The property is an attractive detached period building with some original features.

The office provides good quality accommodation including the following specification:

- Carpeted floors - Perimeter Trunking - Gas heating - Kitchen - Male/Female WC

Location

The property is located on The Parade in a prominent position a short distance from the junction with City Road which leads onto Newport Road.

The property provides convenient access to all the city's amenities with Queen Street's main retail thoroughfare a short walk away. There are several bus stops located nearby and Queen Street railway station is within a 5 minute walk.

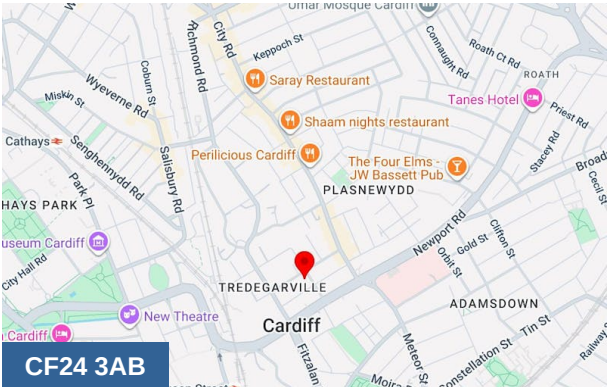
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	878	81.57
1st	847	78.69
2nd	607	56.39
Total	2,332	216.65

Terms

The property is available on a leasehold basis on terms to be agreed.



Viewing & Further Information



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