



To Let

Fully fitted office suite on Cathedral Road available by way of sub-lease or assignment.

- Located on Cathedral Road
- Fully Fitted office suite
- Available by way of sub-lease or assignment
- 7 parking spaces available

Tudor House

Tudor House, 16, Cathedral Road, Cardiff, CF11 9LJ

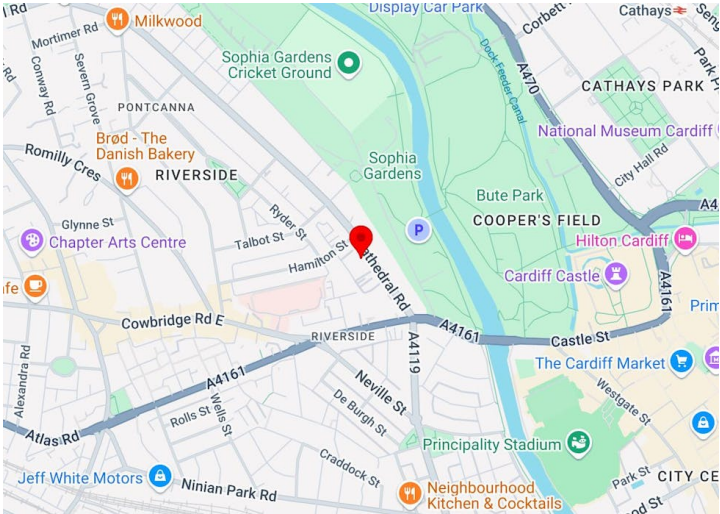
3,404 sq ft

316.24 sq m

Reference: #295002

Tudor House

Tudor House, 16, Cathedral Road, Cardiff, CF11 9LJ



Summary

Available Size	3,404 sq ft / 316.24 sq m
Rent	Rent on application
Rates Payable	£20,934.50 per annum
Service Charge	N/A
Car Parking	N/A
EPC	C (72)

Description

The property comprises a five storey building with self-contained office suites on each floor, and parking to the rear and undercroft. The property benefits from a light refurbishment to the common parts and a full fitout in the office space which includes two meeting rooms, a boardroom, kitchenette, break out spaces and a large, open plan, desked area.

The suite benefits from a full fitout which could be made available to a new occupier.

Location

Cathedral Road is a popular office location on the fringe of Cardiff city centre. It offers a wide range of retail, leisure and amenities, and it is directly adjacent to Sophia Gardens and Bute Park, providing open green space within a short walk of the property. Cardiff central and Queen Street train stations are in close proximity, with mainline services to Swansea, Bristol and London, as well as the South Wales Valley line network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	3,404	316.24	Available
Total	3,404	316.24	

Rhydian Morris

0292 167 0241 | 07792 273120

rhydian.morris@jll.com

Adam Conway

02920726013 | 07709507372

adam.conway@jll.com





Energy performance certificate (EPC)

SECOND FLOOR Tudor House 16 Cathedral Road Cardiff CF11 9LJ	Energy rating C	Valid until: 29 September 2027
		Certificate number: 9955-3091-0630-0201-5895

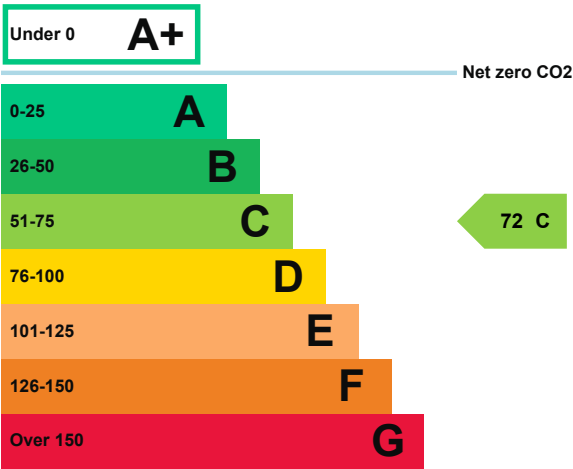
Property type	B1 Offices and Workshop businesses
Total floor area	366 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	18 A
If typical of the existing stock	60 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	48.92
Primary energy use (kWh/m ² per year)	286

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0591-0243-5609-5991-8006\)](/energy-certificate/0591-0243-5609-5991-8006).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Iain Padwick
Telephone	029 2221 7253
Email	iain@greenfeetuk.com

Contacting the accreditation scheme

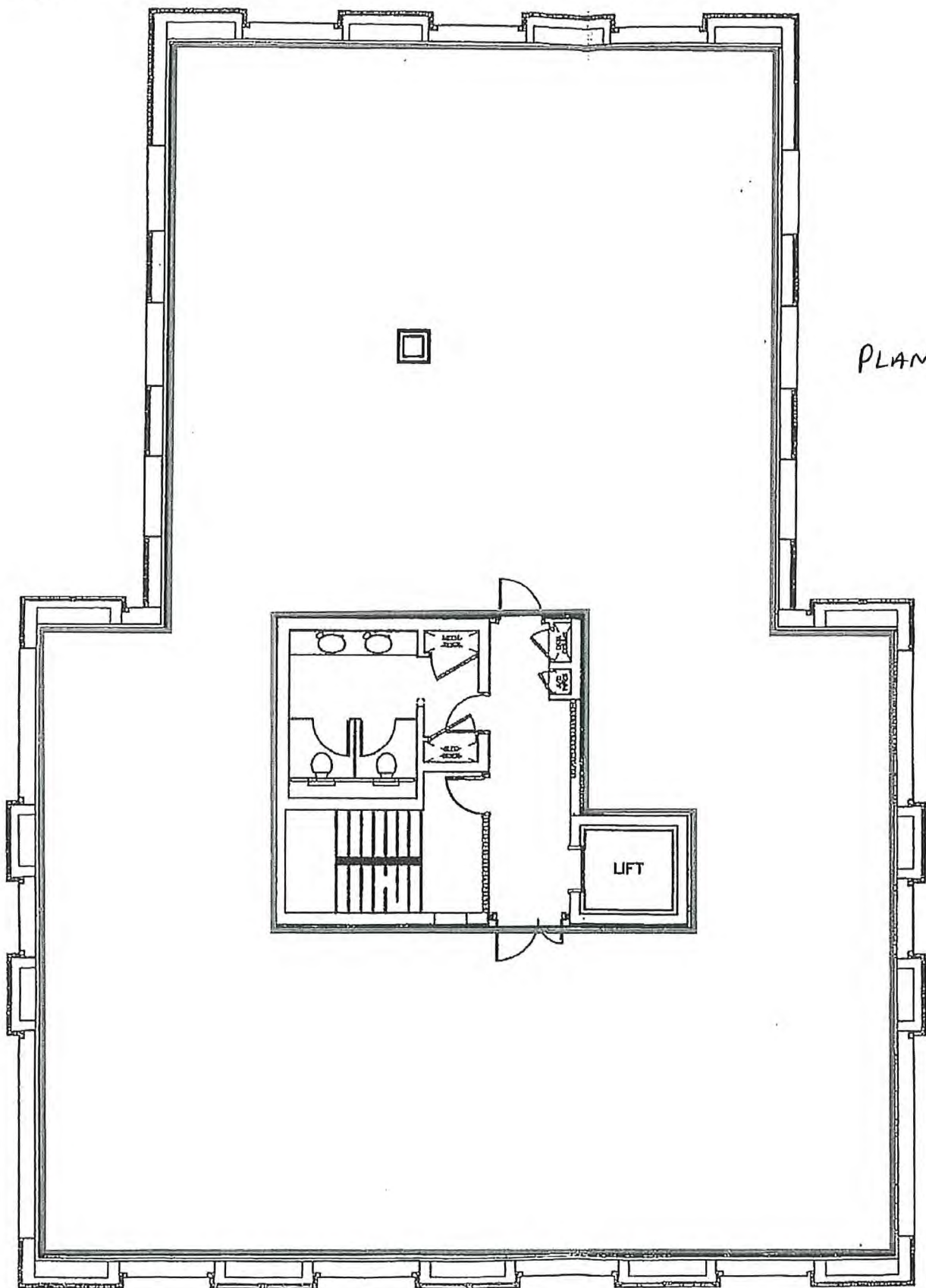
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201565
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Green Feet Ltd
Employer address	13 Sullivan Close Penarth CF64 3QR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 September 2017
Date of certificate	30 September 2017

Lease Plan of Second Floor Offices at 16 Cathedral Road, Cardiff



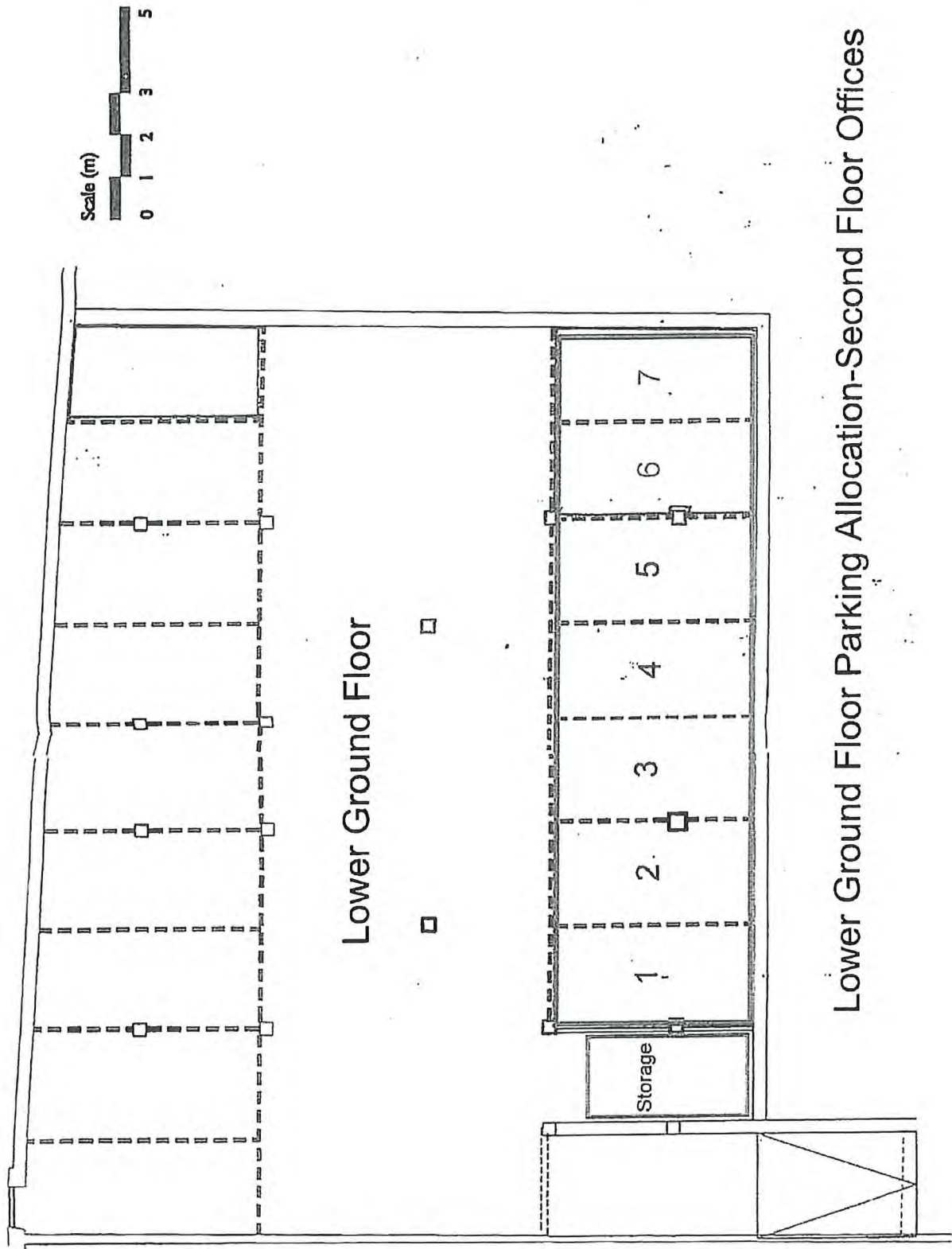
Scale A4 1:100

Signed by:

F1C473DAFAD4498...

Signed by:

707C74688ECB492...



Lower Ground Floor Parking Allocation-Second Floor Offices

PLAN B

Signed by:

F1C473DAFAD4498...

Signed by:

707C74688ECB492...