



20A City Road

1st Floor, Cardiff, CF24 3DL

To Let: 1st floor office with parking.

1,130 sq ft
(104.98 sq m)

- 2 parking spaces
- City centre amenities
- Flexible lease terms
- Excellent public transport connections

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Summary

Available Size	1,130 sq ft
Rent	£12,500 per annum
Rates Payable	£4.93 per annum An element of rates relief will apply. Interested parties are advised to contact the local authority.
Rateable Value	£9,800
Service Charge	N/A
Car Parking	2 spaces
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (124)

Description

Comprising first floor office accommodation with a private entrance on the ground floor and stairs leading up to the offices, the space incorporates a large office area with kitchen and WC facilities provided to the rear of the premises.

Features include wall mounted electric heaters, along with suspended ceiling and recessed lighting.

Location

The property is located on City Road, a busy commercial district of Cardiff comprising a mixture of retail and office premises.

Located to the southern end of City Road, near to the junction with Newport Road, the building is approximately half a mile from Cardiff City Centre with convenient links to bus and train services.

Accommodation

Name	sq ft	sq m	Availability
1st	1,130	104.98	Available
Total	1,130	104.98	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Terms

The property is available to new lease on full repairing and insuring terms.



Viewing & Further Information



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