



Carlyle House, 5-7 Cathedral Road, Cardiff CF11 9HA

TO LET

Modern Office Accommodation with
Excellent Car Parking Ratio

3,176 - 3,336 Sq Ft
(295 - 310 Sq M)

DESCRIPTION

The property is a three storey office building comprising high quality modern office space. There are currently two individual suites available on the first and second floors which can be combined to suit individual size requirements.

- ✓ **Excellent Parking Provision**
- ✓ **10 Spaces for 2F Suite**
- ✓ **Air Conditioning**
- ✓ **Floor Boxes and Perimeter Trunking**
- ✓ **Prominent Location**
- ✓ **Secure Covered Bicycle Storage**

LOCATION

The Property is situated in a prominent position on the western side of Cathedral Road within easy walking distance of Cardiff City Centre and Cardiff Central Railway Station. Cathedral Road has traditionally formed a popular office location and provides easy access to local and national road networks, the M4 lies five miles to the north.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor (Rear)	3,176	295
Second Floor (Rear)	3,336	310
Total	3,336	310

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

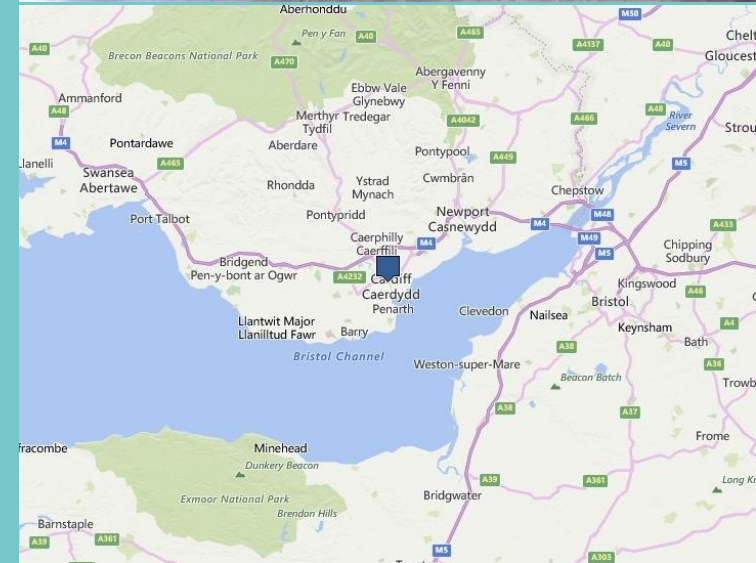
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new effective fully repairing and insuring lease, via service charge, direct from the Landlord on terms to be agreed.

EPC EPC rating of D81 and C56



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Mr Steve Matheson
029 2052 3004
smatheson@lsh.co.uk

Alun Lewis
01792 702800
adlewis@lsh.co.uk