

OFFICES TO LET

1 - 2 COOPERS YARD

Curran Road, Cardiff, CF10 5NB



Key Highlights

- From 210.80 sq m (2,269 sq ft) up to 448.35 sq m (4,826 sq ft)
- City centre location
- Self-contained
- 15 car parking spaces

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Location

The property is located in Cardiff's Enterprise Zone business district, in the city centre. It benefits from being within close proximity of Cardiff Central Railway Station and Cardiff's main retail areas including St David's 2 and John Lewis. There is also a wide range of bars and restaurants nearby within Mill Lane and surrounding areas. Nearby occupiers include British Gas, Lloyds Bank, Eversheds Sutherland, Deloitte and Network Rail.

Description

The property comprises a two storey semi-detached building set within a gated courtyard. The accommodation provides good quality office space with a specification including a mix of carpets and laminated floors, double glazed windows, kitchen facilities, suspended ceilings with recessed VDU lighting, gas central heating (ground floor), heating/cooling (first floor), perimeter trunking, male, female and disabled WC's.

Accommodation

AREA	SQ FT	SQ M
Ground Floor	210.80	2,269
First Floor	237.55	2,557
TOTAL	448.35	4,829 (IPMS3)

Consideration will be given to letting the ground and first floors separately as well as splitting the property in to two self-contained units.

Parking

15 parking spaces are allocated to the property.

Terms

The property is available by way of a new lease for a term to be agreed. Further details available on request.

Rent

£12.50 per sq ft.

Business Rates

The ingoing tenant will be responsible for the business rates.

Rateable Value	£43,000 per annum
Rates Payable (19/20)	£22,532 per annum

Estate Service Charge

An estate service charge will be payable. Further details are available on request.

Contact

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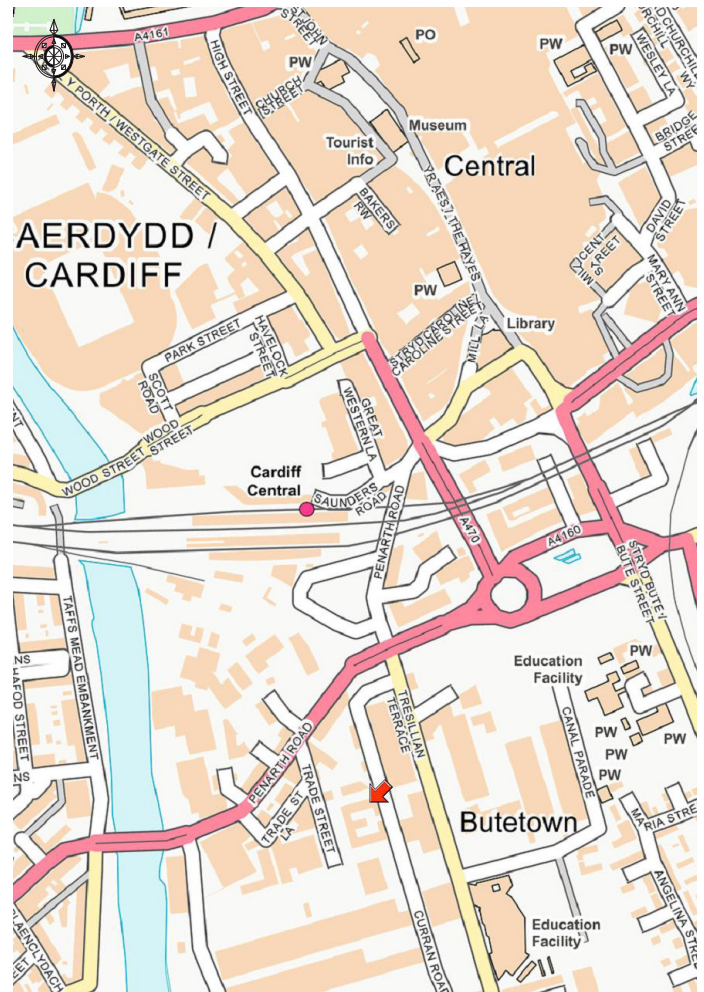
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VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

EPC

The property has the following Energy Performance Asset Ratings:

Unit 1	70	(C-rating)
Unit 2	65	(C-rating)

Viewings

Strictly by appointment with Savills.

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