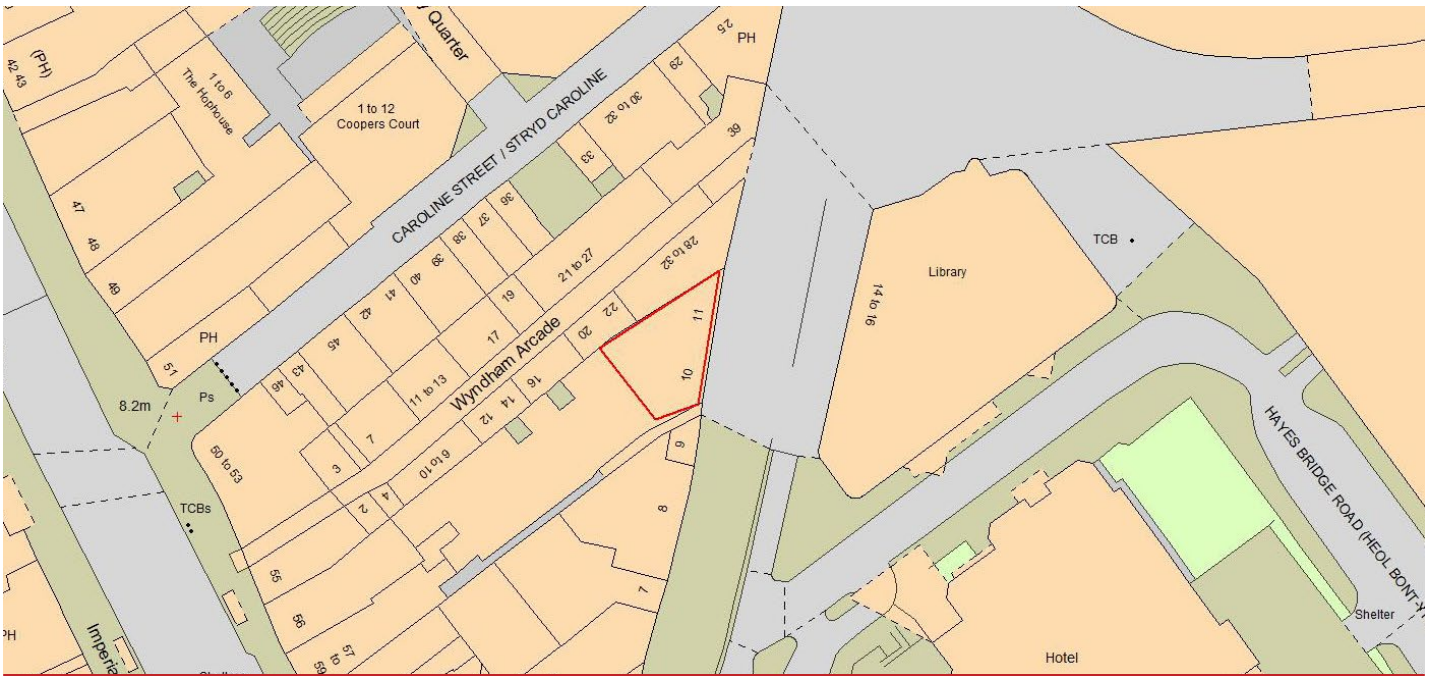


MILL LANE STUDIOS, 10/11 MILL LANE, 3RD FLOOR,
CARDIFF, CF10 1FL



STUDIO OFFICE ACCOMMODATION
129 SQ.FT. – 164 SQ.FT. (12.00 SQ.M – 15.24 SQ.M)
TO LET



- City Centre location
- Flexible leases
- All inclusive terms

LOCATION

The property is situated prominently on Mill Lane, a vibrant City Centre location that offers many retail and leisure amenities on the doorstep.

The main retail area of St David's 2 and the Hayes is located close by, along with the City's arcades, which offer a range of entertaining and dining options.

The property benefits from excellent public transport connections and is a two-minute walk from Cardiff Central station.

DESCRIPTION

The third floor offers a range of studio office suites, ready for immediate occupation.

The specification includes LED lighting, carpeted floors, electric heating, DDA compliant, furnished, WC facilities, passenger lift, phone connection and internet.

The suites are available on a monthly basis.

ACCOMMODATION

Suite 2	157 sq.ft.	(14.62 sq.m)	IPMS3
Suite 3	164 sq.ft.	(15.24 sq.m)	IPMS3
Suite 5	129 sq.ft.	(12.00 sq.m)	IPMS3

TERMS

The suites are available to lease, on flexible terms.

RENT

Suite 2 - £295 pcm

Suite 3 - £295 pcm

Suite 5 - £245 pcm

SERVICE CHARGE

The service charge is included within the rent.

VAT

VAT will not be charged in addition.

RATES

Business rates are included within the rent.

LEGAL COSTS

Each party will be responsible for their own costs.

EPC RATING

The property has an EPC rating of E/124.



VIEWING

Strictly by appointment with sole agents:-

Mark Siddons mark.siddons@coark.com 02920 346361

Ben Bolton ben.bolton@coark.com 029 2034 6376

REF: 102353 – JUNE 2021

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Regulated by  RICS

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