



10/11 Mill Lane Studios, 3rd Floor

CARDIFF, CF10 1FL

**To Let: Office/ studio
accommodation available on
flexible terms.**

129 to 164 sq ft
(11.98 to 15.24 sq m)

- City Centre location
- LED Lighting
- Electric Heating
- Furnished
- Fibre internet - available at Additional Cost
- Flexible terms (minimum 6 months)

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Summary

Available Size	129 to 164 sq ft
Rent	£2,400 - £3,000 per annum
Business Rates	Not applicable.
Service Charge	Included in the rent. (Electric usage is charged separately via a meter).
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (124)

Description

The 3rd floor offers a range of office suites ready for immediate occupation.

Location

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

The property benefits public transport connections, located a 2 minute walk from Cardiff Central Rail and Bus stations.

Accommodation

Name	sq ft	sq m	Availability
Suite - 1	157	14.59	Under Offer
Suite - 2	157	14.59	Let
Suite - 3	164	15.24	Under Offer
Suite - 5	129	11.98	Let
Suite - 6	129	11.98	Let
Suite - 7	161	14.96	Let
Total	897	83.34	

Specification

Carpeted floors (if requested)

LED lighting

Furnished

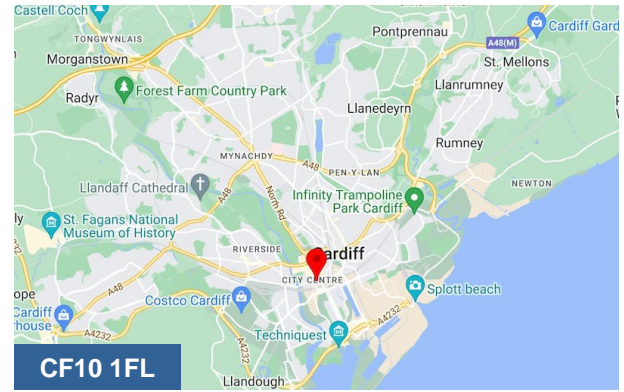
Electric heating

WIFI - available at an additional cost.

The suites are accessed via a new passenger lift and is DDA compliant.

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



Viewing & Further Information



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