

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)

## 10/11 Mill Lane Studios, 3rd Floor, CARDIFF, CF10 1FL

#### 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	

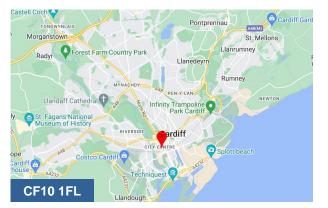
#### **Specification**

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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