



## Tudor House

16 Cathedral Road, Cardiff, CF11 9LJ

**To LET: Self contained accommodation in an attractive setting.**

**1,800 sq ft**  
(167.23 sq m)

- \*LAST SUITE REMAINING\*
- Numerous cafes and restaurants in close proximity
- Suspended Ceilings
- LED Lighting
- Carpets
- Central Heating
- Building Intercom
- Passenger Lift
- DDA Compliance

# Tudor House, 16 Cathedral Road, Cardiff, CF11 9LJ

## Summary

<b>Available Size</b>	1,800 sq ft
<b>Rent</b>	£12.50 per sq ft
<b>Rates Payable</b>	£4.63 per sq ft
<b>Service Charge</b>	£7.11 per sq ft Includes all utilities (gas, electric and water) apportioned on a pro-rata basis
<b>Car Parking</b>	1 space: 500 sq.ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

The property comprises a refurbished five storey building with self-contained office suites on each floor, and parking to the rear.

Major recent refurbishment to : the entrance lobby, common areas, lift and WCs provide a striking and contemporary building environment.

## Location

Cathedral Road is a popular office location on the fringe of Cardiff city centre.

It offers a wide range of retail, leisure and amenities, and it is directly adjacent to Sophia Gardens and Bute Park, providing unspoiled open green space within a short walk of the property.

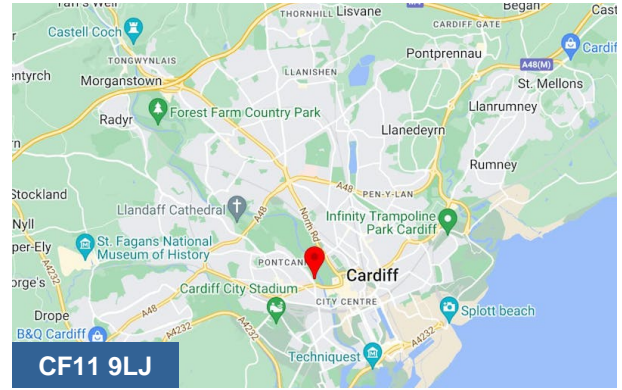
Cardiff central and Queen Street train stations are in close proximity, with mainline services to Swansea, Bristol and London, as well as the South Wales Valley line network.

## Accommodation

Name	sq ft	sq m	Availability
3rd - Front	1,954	181.53	Available
4th - Front	1,800	167.23	Let
4th - Rear	1,810	168.15	Let
<b>Total</b>	<b>5,564</b>	<b>516.91</b>	

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



## Viewing & Further Information



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