



Severnside House

Fortran Road, St Mellons, Cardiff, CF3 0EY

To Let: Refurbished accommodation with excellent parking.

5,024 to 15,757 sq ft
(466.74 to 1,463.87 sq m)

- Raised access floors
- Air-conditioning
- Suspended ceiling with recessed lighting
- Double glazed windows
- Full carpeting
- WC facilities (on each floor)
- Shower facilities
- Passenger lift

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Summary

Available Size	5,024 to 15,757 sq ft
Rent	£14.75 per sq ft
Rates Payable	£112,400 per annum £6.37 per sq. ft
Rateable Value	£200,000
Service Charge	£3.45 per sq ft
Car Parking	106 space (Ratio - 1:288sq. ft)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Virtual viewing available via the following link: www.sevensidehouse.uk

Sevenside House is a self contained, detached, modern office building providing accommodation over ground, first and second floors.

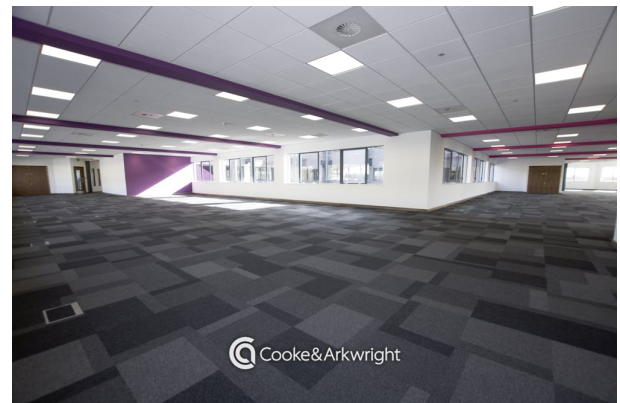
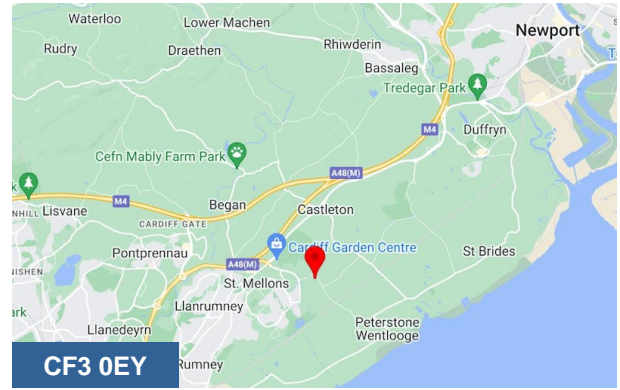
The property is designed to provide headquarters accommodation, as well as being suitable for multiple occupation on a floor by floor basis.

Accommodation

Name	sq ft	sq m	Availability
Ground	10,109	939.16	Let
1st - Part 1st Floor	4,707	437.29	Let
1st - Part 1st Floor	5,024	466.74	Available
2nd	10,109	939.16	Available
Total	29,949	2,782.35	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



Viewing & Further Information



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