



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

# Severnside House, Fortran Road, St Mellons, Cardiff, CF3 0EY

#### Summary

| Available Size | 5,024 to 15,757 sq ft                  |  |  |
|----------------|--|--|--|
| Rent           | £14.75 per sq ft                       |  |  |
| Rates Payable  | £112,400 per annum<br>£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     | В                                      |  |  |

### Description

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

Severnside 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

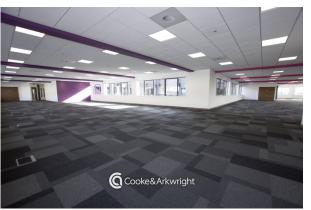
| Name                 | sq ft  | sq m     | Availability |
|----------------------|--------|----------|--------------|
| Ground               | 10,109 | 939.16   | Let          |
| 1st - Part 1st Floor | 4,707  | 437.29   | Let          |
| 1st - Part 1st Floor | 5,024  | 466.74   | Available    |
|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

#### Viewings

Strictly by appointment with sole agents Cooke & Arkwright.







## Viewing & Further Information



Mark Siddons 029 2034 6361 mark.siddons@coark.com



Ben Bolton 02920 346376 ben.bolton@coark.com

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.co

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright Limited. Generated on 19/06/2024