



# 11 Cathedral Road

Cardiff, CF11 9HA

**HIGH QUALITY OFFICE SUITE  
WITH ON-SITE CAR PARKING**  
RANGING FROM 544 sq ft - 1,135 sq ft

- + Bespoke hardwood finishes
- + Gas central heating
- + Part air conditioned
- + Modern kitchenette facilities in suite

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

The property occupies an excellent position fronting onto Cathedral Road, Cardiff, an established professional location just north of Cardiff city centre. Cathedral Road itself is a tree lined road adjacent to Sophia Gardens which provides car parking and sporting facilities and is within a short walk of the city centre. Cathedral Road is also the chosen location for occupiers such as NHS Confederation, Y Coleg, The Transport and General Workers Union and many other recognised organisations.

**DESCRIPTION**

The property is a three storey victorian office building. The available accommodation is located at second floor level within 11 Cathedral Road.

**ACCOMMODATION**

Suite 4 (Second Floor Rear) - 544 ft<sup>2</sup> (50.54 m<sup>2</sup>)

Suite 5 (Second Floor Rear) - 591 ft<sup>2</sup> (54.09 m<sup>2</sup>)

Total - 1,135 sq ft (105.44)

**SPECIFICATION**

The specification of the suites are excellent incorporating;

- + Perimeter gas fired central heating
- + Bespoke hardwood finishes
- + Independent door entry system
- + Zoned alarm system
- + Excellent decoration throughout
- + Kitchenette facilities within suite
- + Single WC for each suite

**CAR PARKING**

Suite 4 - 1 parking space

Suite 5 - 1 parking space

The car park is at the rear of the property with access via a secure gated entrance. There are an additional 3 car parking spaces available on a first come first serve basis at £750 per space. (business rates are paid separately.)

**LEASE TERMS**

The suite is available to let on a **flexible** effective full repairing and insuring lease for a term to be agreed. The tenant will pay a contribution towards the building service charge. Further details on request.

**VAT**

The property has been elected for VAT.

**EPC**

The property has an Energy Performance Certificate in Band D.

**RENT**

Suite 4 - £9,000 per annum

Suite 5 - £10,500 per annum

The quoting rent is inclusive of service charge and insurance contributions.

**BUSINESS RATES**

Suite 4 - £110.46 payable for financial year 23/24

Suite 5 - £624.17 payable for financial year 23/24

**\*Approximate Figures\*** Interested parties should make their own enquiries with the Local Authority.

**LEGAL COSTS**

Each party to bear their own.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Carlo Piazza / Rhys Williams  
Email: carlo@emanuel-jones.co.uk  
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



January 2024

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