

02920 204 555

Homes House, Suite 9 & 10
253 Cowbridge Road West
Cardiff, CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



253 Cowbridge Road West
Cardiff
CF5 5TD

Annual Rental Of £7,250

253 Cowbridge Road West, Cardiff, CF5 5TD

- Ample FREE Parking
- Close links to the M4 at Junction 33 via the A4232
- Disabled Lift
- Available Immediately
- Communal Areas for Breaks
- Floor to ceiling windows
- Close to local shops
- CEPC: A
- DDA Compliant



AVAILABLE NOW Suite 6 Homes House, Cowbridge Road West Cardiff CF5 5TD

£7,250 + VAT per annum. Suite 6 extends to some 395 sq ft (approx. 37 sq m), located on the first floor of the property known as Homes House. Homes House occupies a prominent position on Cowbridge Road West on a larger development including Lidl and Home Bargains outlets, with ample parking onsite. A variety of businesses operate from Homes House itself, including opticians, audiology, mortgage advisers, accountants, estate agents and ground floor food outlets. There are good transport links with access from nearby Culverhouse X to the to the M4 at Junction 33 via the A4232 Link Road and to the Vale. The suites available are to the first floor of premises, built in recent years to a good specification and with all necessary electrical and telecommunications wiring and lighting for modern requirements. Access is by stairs or DDA compliant lift.

ACCOMMODATION The accommodation briefly comprises: 37 sq.m. (395 sq.ft)

TERMS The accommodation is available on an effectively repairing and insuring basis for a flexible term of years to be negotiated.

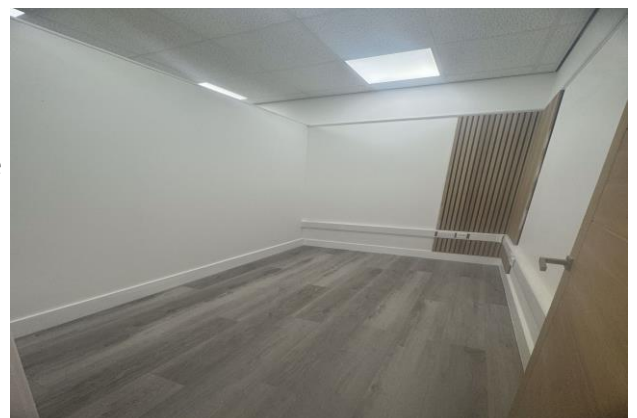
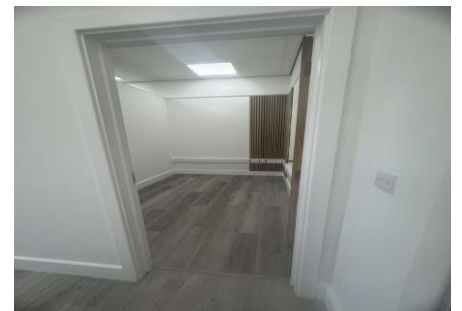
VAT is to be added to rent and service charge costs.

LEGAL COSTS Each party to bear their own legal costs incurred in the transaction

SERVICE CHARGE A service charge is levied with respect to common expenditure (2025: £1,900 + vat).

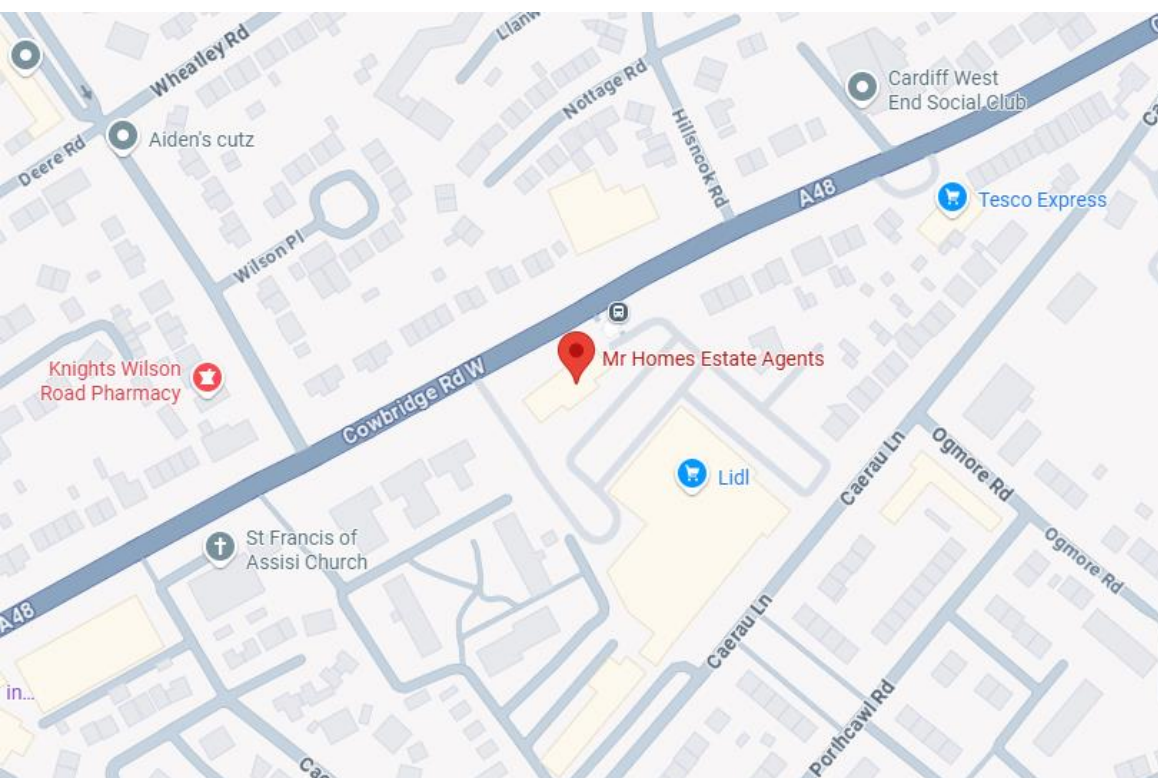
CEPC rating: A

DDA compliant





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

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To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer