

Unit 1 Churchill Villas, Churchill Way

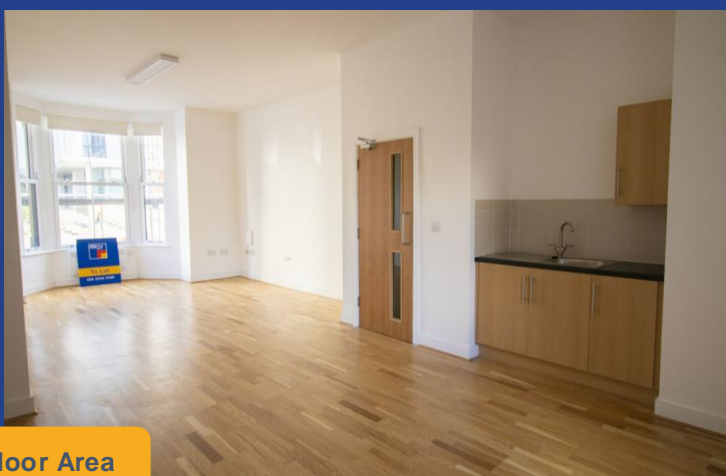
Cardiff City Centre, CF10 2EA



Estate Agents and
Chartered Surveyors

Asking price

£500pcm



Gross Floor Area
37 Sq.M (398 sq.ft)

Self-contained Office Unit

- Refurbished
- Excellent Transport Links
- Prime City Centre Location

Property Description

Churchill Villas comprises three pairs of Victorian semi-detached properties consisting of ground floor refurbished office units with residential above. The Victorian villas have been completely refurbished to a high standard maintaining the original character and providing contemporary living and working within the centre of Cardiff.

The offices are open plan and benefit from laminate flooring, fluorescent strip lighting, tea point and W.C. facility.

Tenure

Leasehold

Energy Efficiency Rating

B : 37

Floor Area Approx 37 sq.m (398 sq.ft)

Viewing

By appointment only

Location

The properties are situated to Churchill Way in the heart of Cardiff City centre within a mixed area of commercial office, retail and residential properties. Churchill way is in close proximity to St Davids 2 shopping complex, Capitol shopping centre, The New theatre, Cardiff City Hall, Cardiff Museum and Cardiff's many hotels/café/restaurants.

The properties benefit from excellent transport links to the motorway network along with Queens Street Train Station and bus routes, accessible either on Churchill Way or within a few minutes walking distance.

Accommodation

The accommodation briefly comprises:

Office 1 37 sq.m. (398 sq.ft)
W.C. & Teapoint facilities

TOTAL SPACE AVAILABLE

37 sq.m (398 sq.ft)

Tenure/Terms

The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating B : 37

Copy certificate available on request.

Rateable Value

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

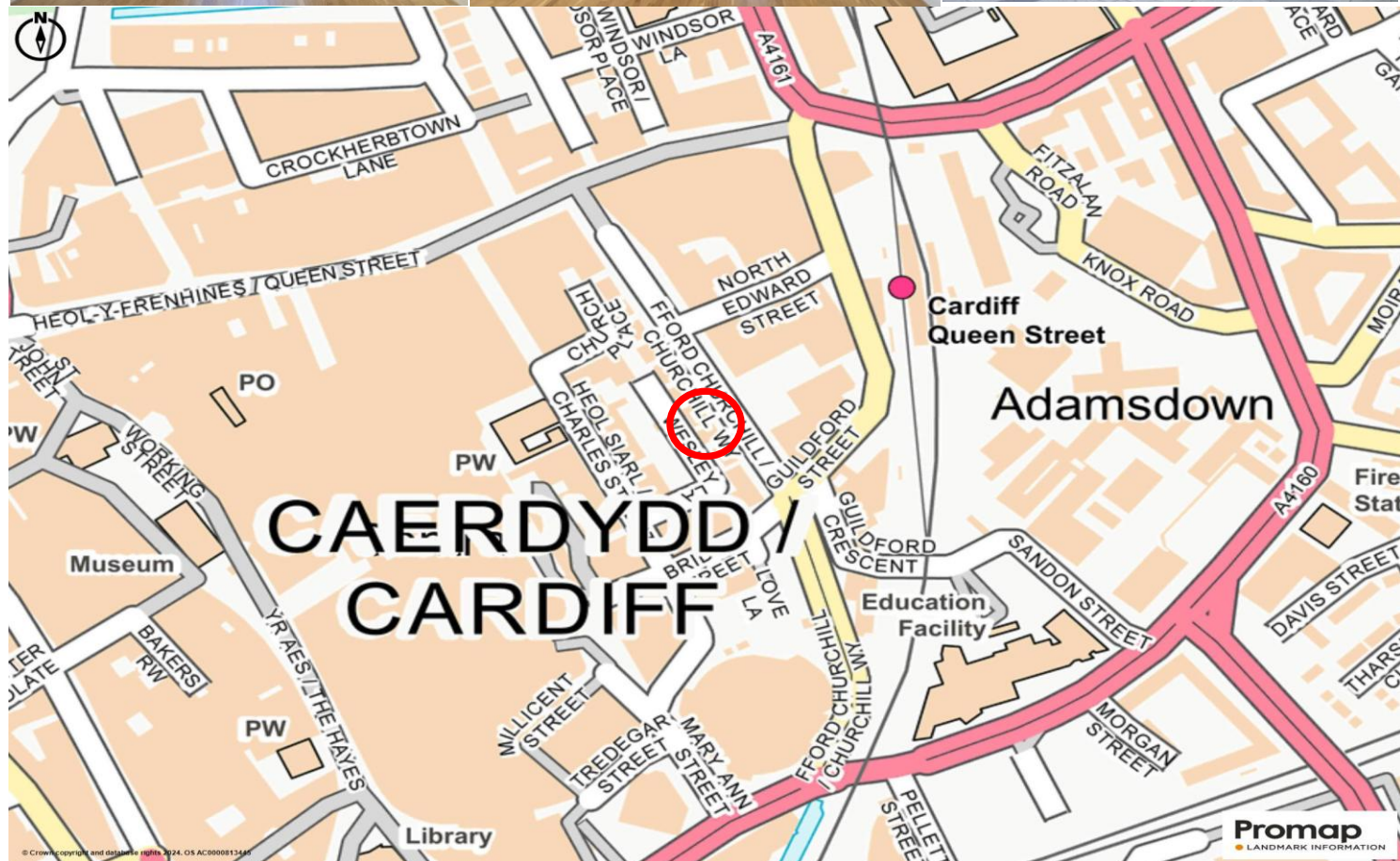
Legal Costs

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

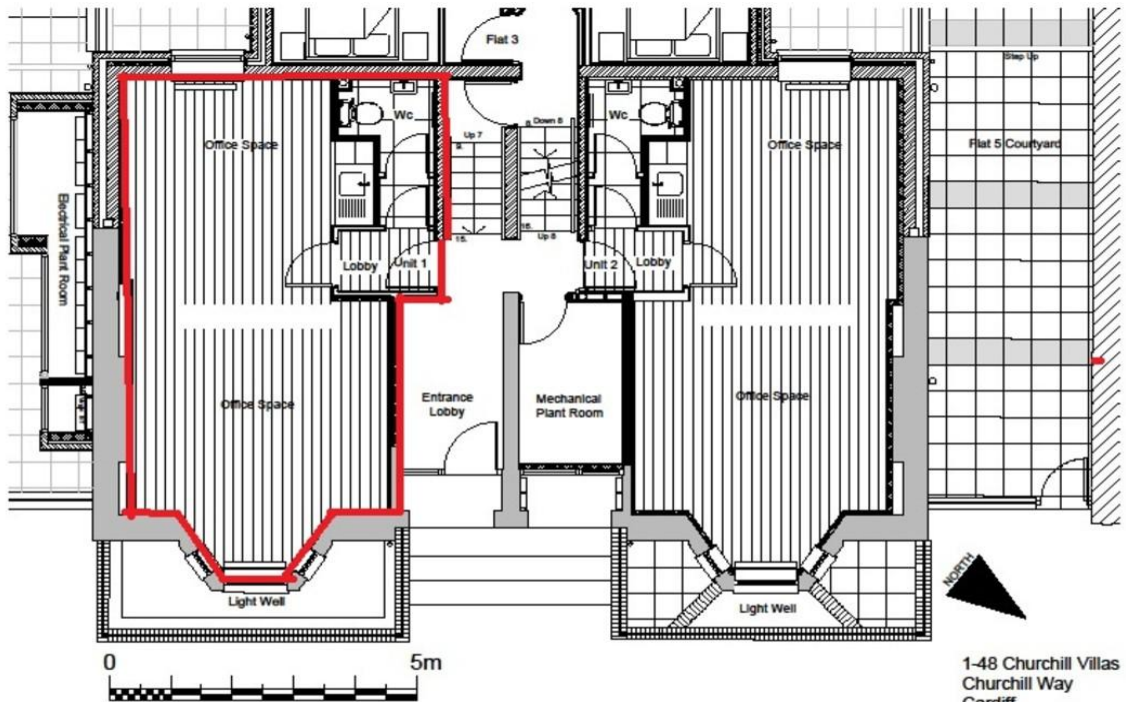
VAT

All figures are quoted exclusive of V.A.T. where applicable.

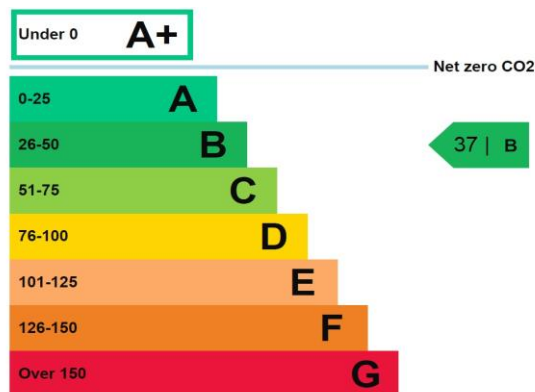
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**PLEASE NOTE PLANS ARE NOT TO SCALE
AND ARE FOR IDENTIFICATION PURPOSES
ONLY**



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13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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