

1a Leckwith Road,
Cardiff. CF11 8HJ

Quoting Rent

£16,000 p.a.x



Estate Agents and
Chartered Surveyors



Gross Floor Area
284 sq.m (3,057 sq.ft)

SELF CONTAINED OFFICE/STUDIO TO LET

- A BUSY MAIN THOROUGHFARE CLOSE TO COWBRIDGE ROAD EAST
- MAY BE SUITABLE FOR A VARIETY OF USES (SUBJECT TO THE NECESSARY CONSENTS)

Property Description

A first floor unit previously utilised as a hair and beauty salon college comprising office/studio space.

The unit is accessed from the ground floor to a small reception/stores area with a staircase off leading to the first floor studio/offices.

The available space may be suitable for a variety of uses subject to the necessary consents.

The unit benefits from UPVC framed shop front with suspended ceilings, fluorescent strip and spot lighting, W.C. Facility and electronically controlled roller shutter security door.

Tenure

Leasehold

Energy Efficiency Rating

C:72

Floor Area Approx

284 sq.m (3,057 sq.ft)

Viewing

By appointment only

Location

Leckwith Road(B4267) is a main thoroughfare within a mixed use location comprising both national and local occupiers. The thoroughfare runs from Llandough Hill in the East, past Cardiff City Football Stadium, Capital Retail Park and leads to Cowbridge Road East in the Canton area of the City.

The property is ideally located to the Canton end of Leckwith Road within close proximity to its junction with Cowbridge Road East Road(A4161) and Llandaff Road (B4267).

Other occupiers within the vicinity include both independent and national occupiers to include the Principality Building Society, Natwest, Tesco, and Wetherspoons.

Accommodation

TOTAL APPROX GIA 284 sq.m (3,057 sq.ft)

Tenure/Terms

The accommodation is available on an Internal 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 C : 72

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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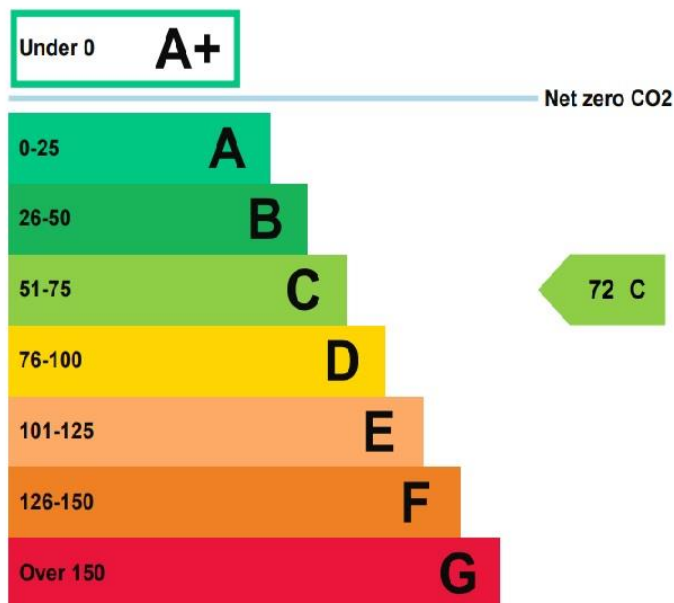
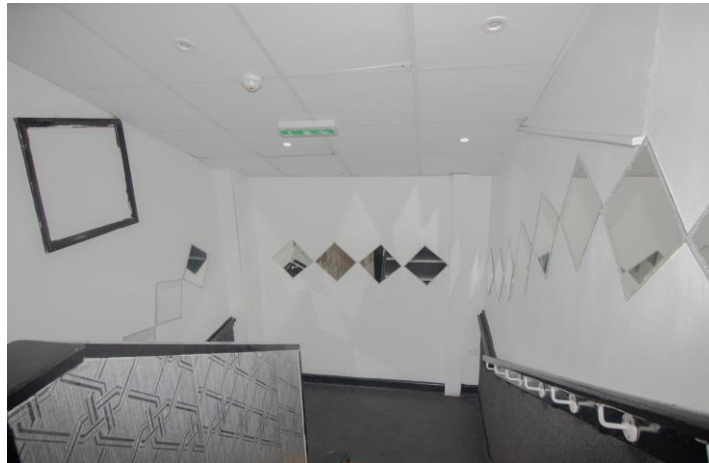


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LANDMARK INFORMATION

1a Leckwith Road,
Cardiff. CF11 8HJ



Cardiff 029 2046 5466

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



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