



10 VICTORIA PARK COURT,
COWBRIDGE ROAD EAST,
CANTON,
CARDIFF. CF5 1DB



APPROXIMATE FLOOR AREA:
53.8 SQ.M (580 SQ FT)



SECOND FLOOR OFFICE UNIT TO LET

- Monthly Rent £650pcm. (£7,800pax)
- Main Arterial route with easy access to A4232/A48/A470/M4 Motorway
- Lift Access

The accommodation comprises a second-floor office suite to a mixed use three-storey building situated to Cowbridge Road East.

The office benefits from lift access, category 5 data cabling, strip lighting, Amtico flooring, electric panel heating, plus kitchenette/tea point and W.C facility.

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: B : 62

FLOOR AREA APPROX: 53.8 SQ.M (580 SQ FT)

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Cowbridge Road East (A4161) is primarily put to Commercial use with a mix of national and local occupiers.

The subject property is located to the western end of Cowbridge Road East within close proximity to its junctions with Lansdowne Road (A4161) and Cowbridge Road West (A48).

Other occupiers within the vicinity include Spar, Lloyds Bank, Cardiff West Delivery Office and Gym Central. Also within walking distance of the subject property is Victoria Park.

ACCOMMODATION

The accommodation briefly comprises:

Main Office	53.8 sq.m
to include	
Comms cupboard	
W.C.	
Tea point/Kitchenette	
Office Hallway	

Total Area Available	53.8 sq.m (580 sq.ft)
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TENURE/TERMS

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

Further information can be made available upon request.

SERVICE CHARGE

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

RATEABLE VALUE

We have been advised that commercial business rates are not applicable however we strongly recommend that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2 to confirm this.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

B : 62

Copy certificate available on request.

LEGAL COSTS

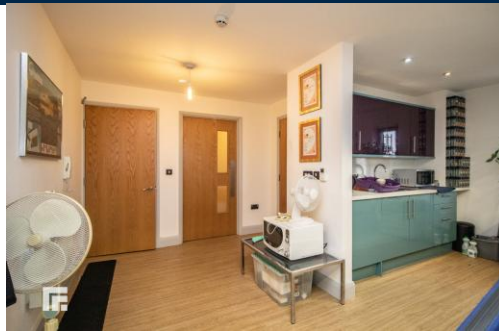
Each party to bear their own legal costs incurred in the transaction.

VAT

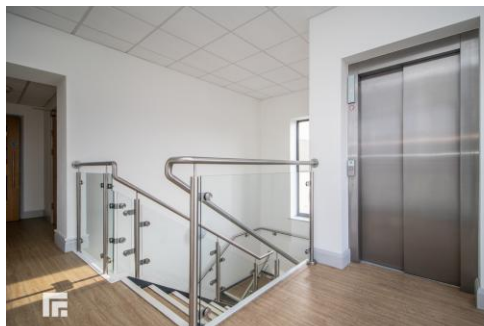
We have been advised that Vat is not applicable.



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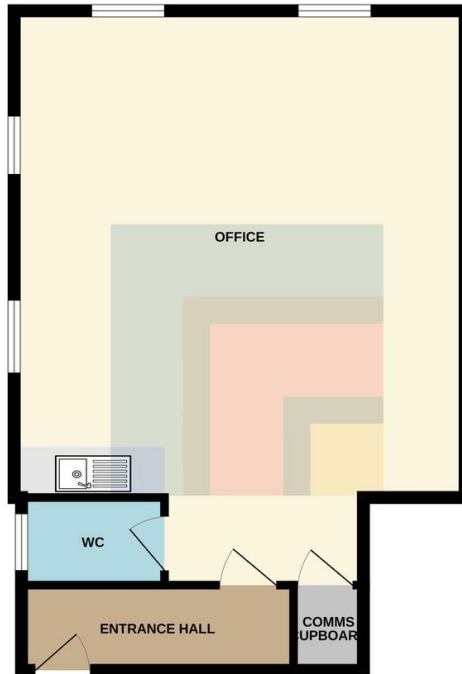
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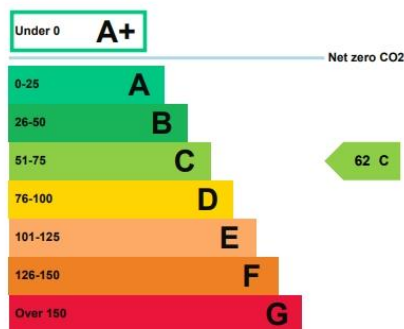
SECOND FLOOR
580 sq.ft. (53.8 sq.m.) approx.



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

TOTAL FLOOR AREA : 580 sq.ft. (53.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This property's energy rating is C.



CARDIFF 029 2046 5466

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



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