



**5 - 7 MUSEUM PLACE,  
CARDIFF CITY CENTRE.  
CF10 3BD**

RENT

**£500 PCM  
(£6,000 P.A.X)**



**GROSS FLOOR AREA:  
37.46 SQ.M (403 SQ.FT)**



## **GROUND FLOOR OFFICE SUITE TO LET**

- Available from 16/06/2025
- Cardiff City Centre
- 1 Allocated parking space
- Flexible terms to be negotiated



Internally the office comprises of two ground floor interconnecting rooms, which are fitted with fluorescent strip lighting, intercom access, carpet, carpet tiles throughout, and benefits from shared kitchen and W.C. facilities.

The property benefits from alarm systems and 1 allocated parking space.

**TENURE: LEASEHOLD**

**ENERGY EFFICIENCY RATING: D : 99**

**FLOOR AREA APPROX : 37.46 SQ.M (403 SQ.FT)**

**VIEWING: STRICTLY BY APPOINTMENT**

## LOCATION

Museum Place is situated in the heart of Cardiff City Centre and is accessed off Park Place. The property is within walking distance of Cardiff City Hall, Registry Office, Museum, Queen Street and Cardiff's New Theatre. There is access to the M4 motorway from this property via North Road (A470) and the A48(M).

## ACCOMMODATION

The accommodation briefly comprises:

|                                  |            |              |
|----------------------------------|------------|--------------|
| Office 1                         | 20.28 sq.m | (218 sq.ft.) |
| Office 2                         | 17.18 sq.m | (185 sq.ft.) |
| Shared kitchen and WC facilities |            |              |

**Total Area Available 37.46 sq.m (403 sq. ft.)**



## TENURE/TERMS

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

## SERVICE CHARGES

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

## RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 87 1491/2.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of

**Energy Efficiency Rating**

**D : 99**

Copy certificate available on request.

## LEGAL COSTS

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

## VAT

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



**M G Y . C O . U K**

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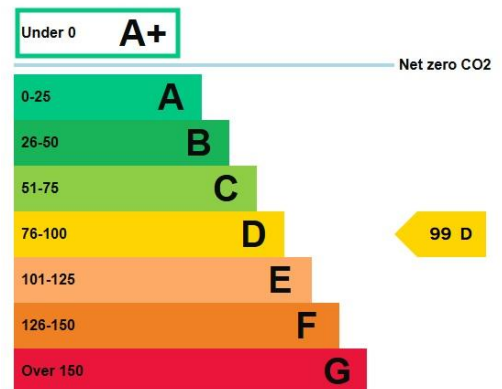
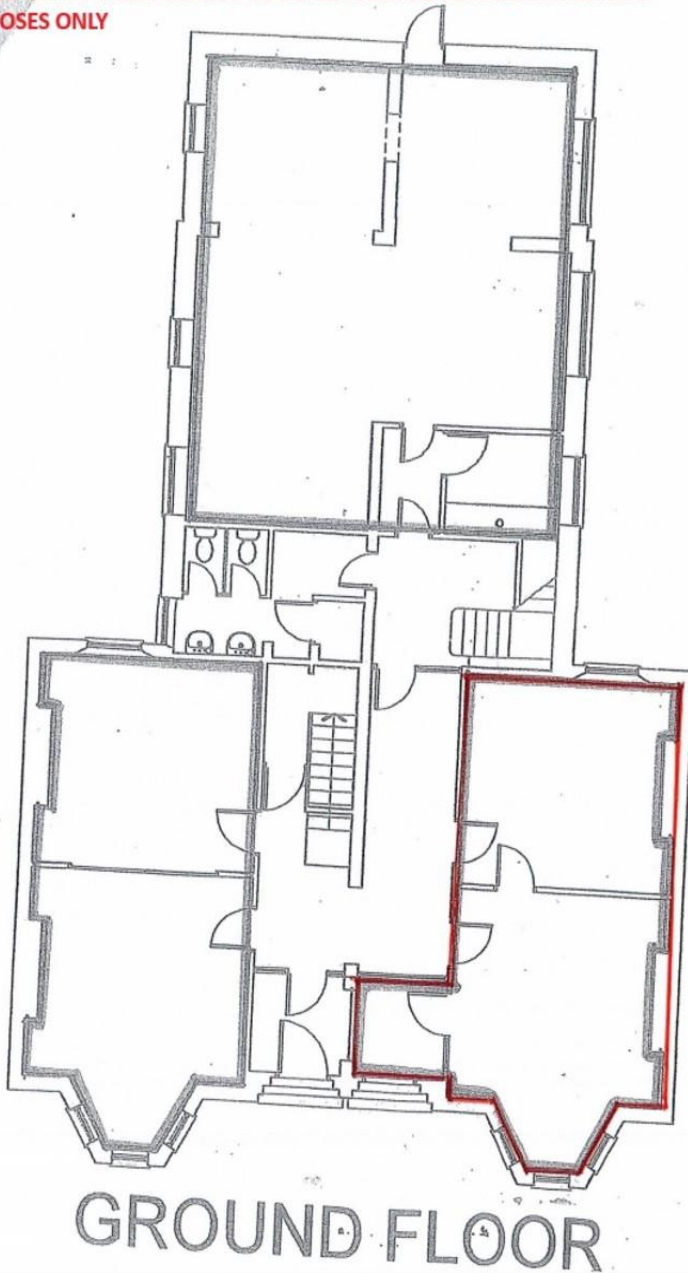


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PLEASE NOTE PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY



**CARDIFF** 029 2046 5466

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