



**THE HAWTHORNS,
6 NORTH ROAD,
CARDIFF. CF10 3DU**

RENT:

£500 P.C.M

ALL-INCLUSIVE RENT



**TOTAL AREA AVAILABLE:
16.72 SQ.M (180 SQ.FT)**



SECOND AND THIRD FLOOR CITY CENTRE OFFICE UNITS WITH PARKING TO LET

- Car parking spaces to rear
- Meeting Room Facility (by prior arrangement)
- Easy access route to the A48, A48(M) and the M4 motorway
- Within close proximity to Cathays Park, Welsh Office, Cardiff University and Cardiff City Centre

These fully furnished and serviced offices, located on the second floor, feature plastered walls and carpeting throughout.

The second-floor office includes one parking space. Access to communal W.C's and kitchen facilities.

Additionally, a ground floor meeting room is available for use by prior arrangement.

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: D-79

FLOOR AREA APPROX: 16.72 SQ.M (180 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

North Road (A470) is a major arterial route in and out of Cardiff city centre heading north towards Junction 32 of the M4 motorway.

The semi-detached property is situated to a block of similar 3 storey properties fronting North Road, leading to the Gabalfa Interchange which gives access to the A48 and A48(M) also providing access to Junction 24 of the M4 motorway. The interchange itself is approximately 2km north of Cardiff city centre with other main roads off including Whitchurch Road and Caerphilly Road (A469).

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor Communal Meeting Room (Upon Request)

Communal Kitchen

Second Floor Rear - 16.72 sq.m (180 sq.ft)

W.C. Facilities

Total Area Available 16.72 sq.m (180 sq.ft)

TENURE/TERMS

Flexible terms to be negotiated. All-inclusive Rents.

Second Floor Rear - £500 p.c.m plus 1 parking space.

RATEABLE VALUE

Commercial business rates included.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

D : 79

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.



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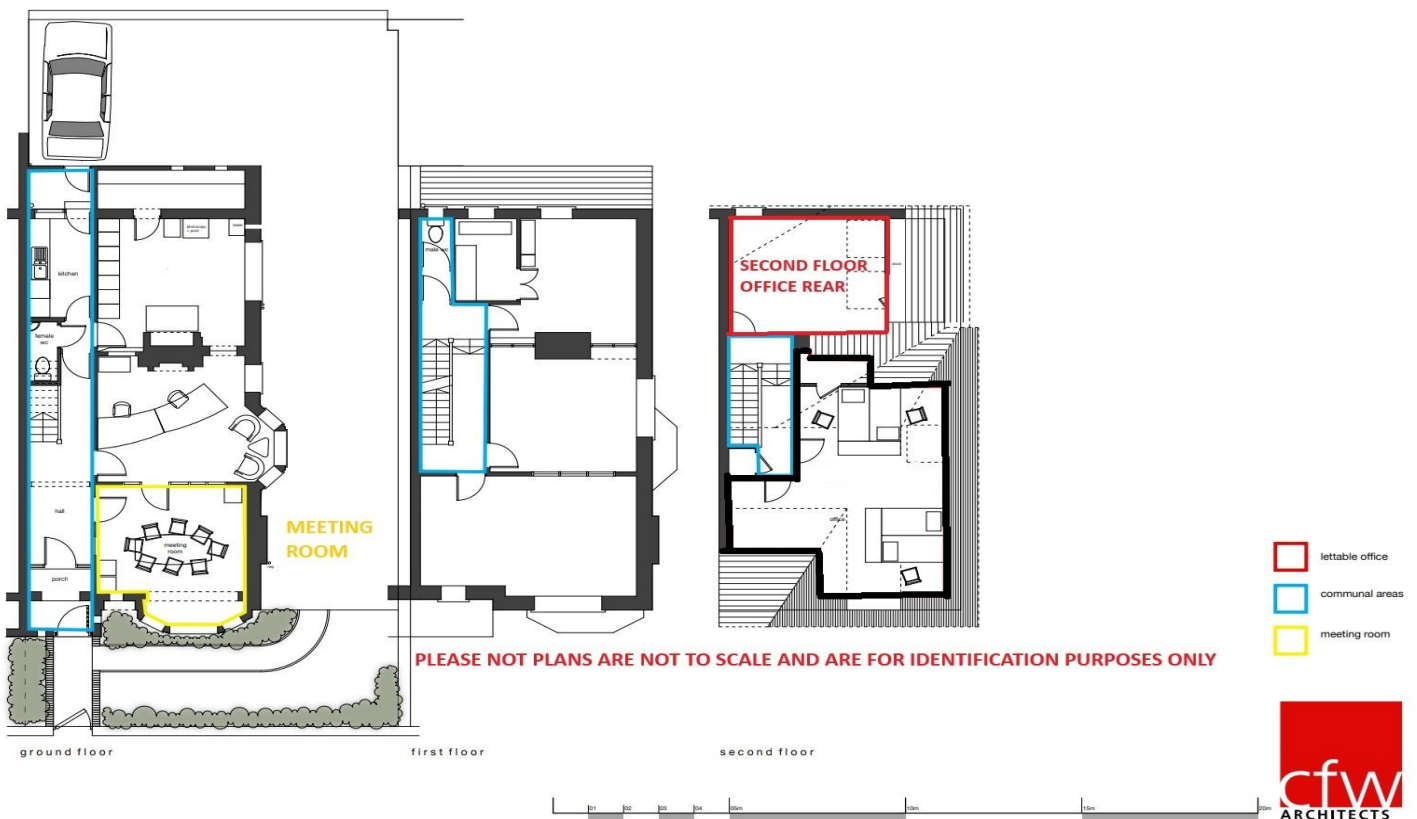


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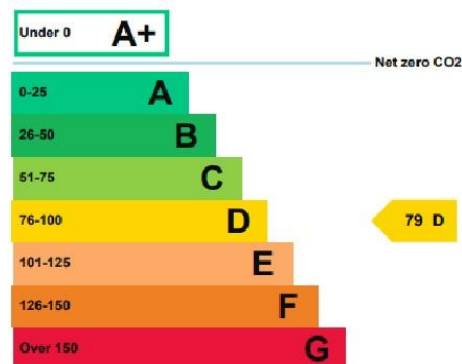


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This property's energy rating is D.



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