



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

**RENT**

**£320 PCM  
(£3,840 P.A.X)**



**GROSS FLOOR AREA:  
28.5 SQ.M. (307 SQ. FT)**



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## **FIRST FLOOR OFFICE SUITE TO LET**

- Cardiff City Centre
- 1 Allocated parking space
- Flexible terms to be negotiated
- Office ready for immediate occupation

The accommodation comprises a first-floor office to a three storey bay fronted city centre property with 1 allocated parking space.

Internally the office is fitted with fluorescent strip lighting, intercom access, carpet or carpet tiles throughout, and benefits from shared kitchen and W.C. facilities. The property is alarmed and benefits from Gas Central Heating.

## 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:

### FIRST FLOOR

Room 2	28.5 sq.m. (307 sq.ft)
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**TENURE: LEASEHOLD**

**ENERGY EFFICIENCY RATING: D : 99**

**FLOOR AREA APPROX : 28.5 SQ.M. (307 SQ. FT)**

**VIEWING: STRICTLY BY APPOINTMENT**

## 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 871491/2.

## 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.



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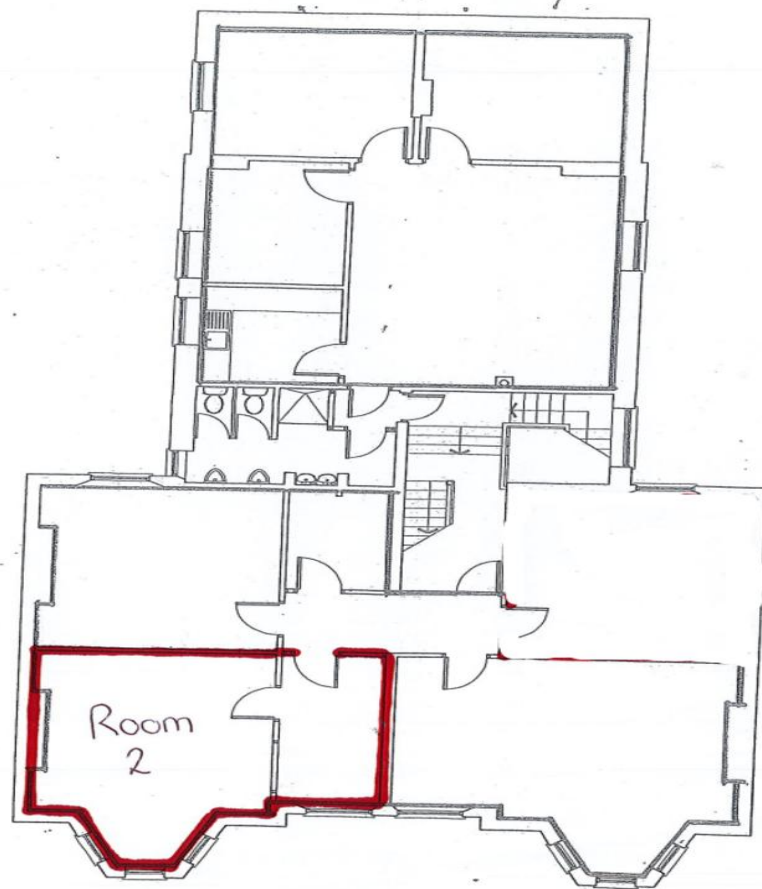
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LANDMARK INFORMATION Plotted Scale - 1:5000. Paper Size - A4

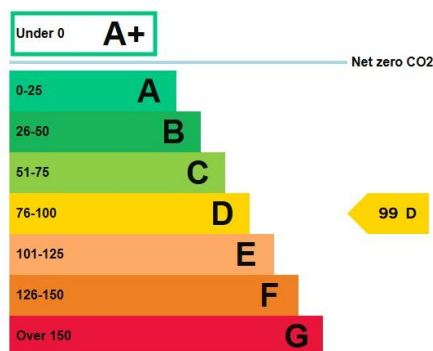


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## FIRST FLOOR

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



CARDIFF 029 2046 5466

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



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