



**ABERDARE HOUSE,
28/29 MOUNT STUART SQUARE,
CARDIFF BAY. CF10 5EF**

RENT

£18,000pa



**GROSS FLOOR AREA:
81.77 SQ.M (880 SQ.FT)**



GROUND FLOOR OFFICE/STUDIO UNIT TO LET

- Unique Grade II listed building
- Flexible terms
- May be suitable for a variety of uses subject to the necessary consents
- Sought after location

This Grade II listed 3 storey detached property offers a ground floor room which has most recently been utilised as office/studio space. The office/studio space offers real wood flooring and LED CAT 5 lighting. The property also benefits from intercom access, communal Tea point and W.C's.

May be suitable for a variety of uses subject to the necessary consents.

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: D:92

FLOOR AREA APPROX: 81.77 SQ.M (880 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Mount Stuart Square is situated in the heart of Cardiff Bay

Cardiff Bay is a thriving business community and desirable residential area lying approximately 1 mile south of the City Centre and within walking distance of The Atlantic Wharf Red Dragon Multiscreen Cinema/Restaurants/Leisure complex, Cardiff Bay Railway Station, Welsh Assembly Building, Wales Millenium Centre and Mermaid Quay with its numerous bars and restaurants. The St David's five-star Hotel and Exchange hotel are also within the vicinity.

ACCOMMODATION

The accommodation briefly comprises:

Ground floor

Office/Studio	81.77 sq.m (880 sq.ft)
Communal Tea point	
Communal W.C's	

Total Net Internal Area	81.77 sq.m (880 sq.ft)
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TENURE/TERMS

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

SERVICE CHARGES

TBC

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:92
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Copy certificate available on request.

LEGAL COSTS

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

VAT

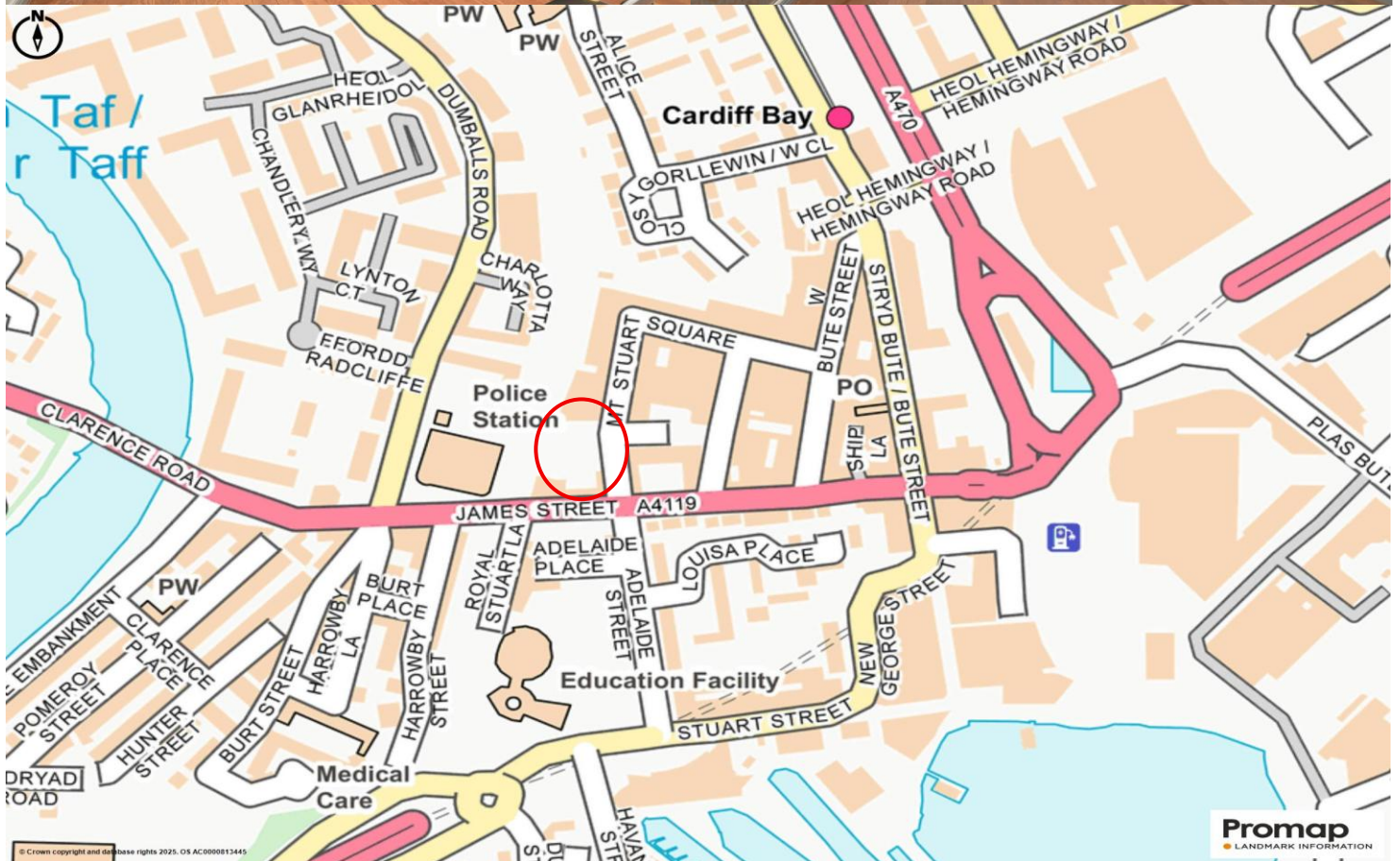
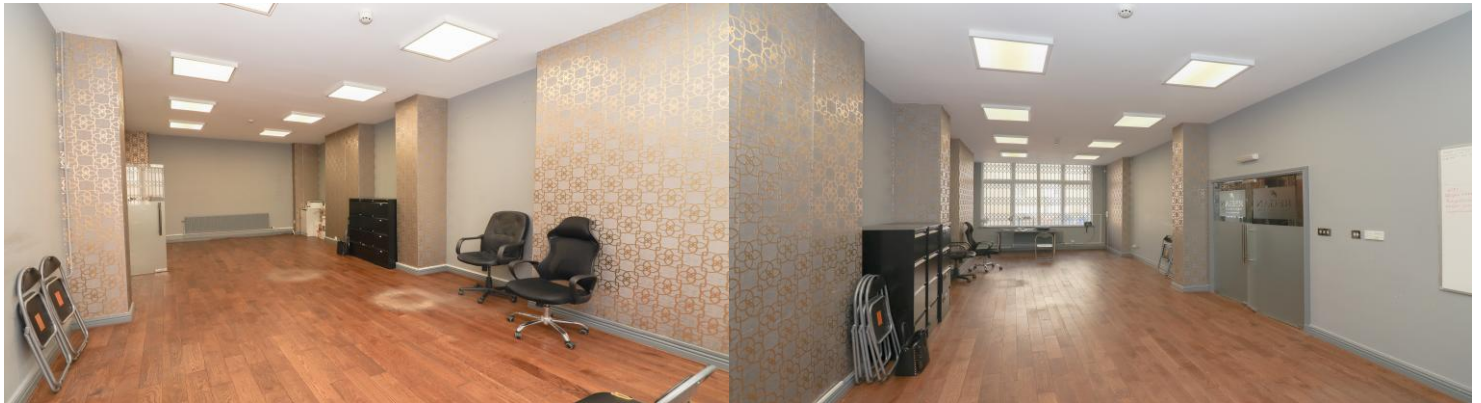
VAT Under the Finance Acts 1989 and 1997, VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

ANTY-MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

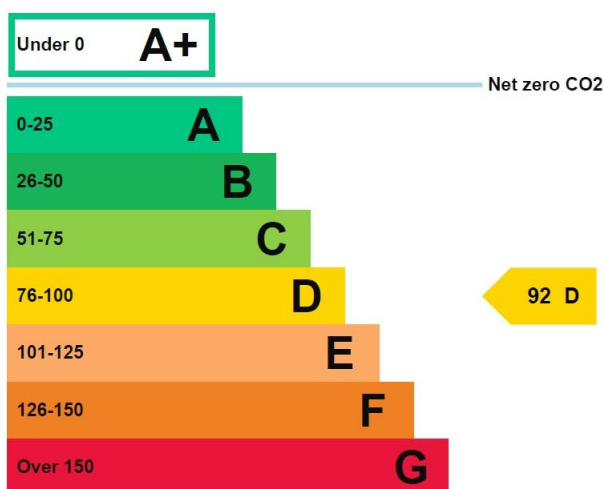
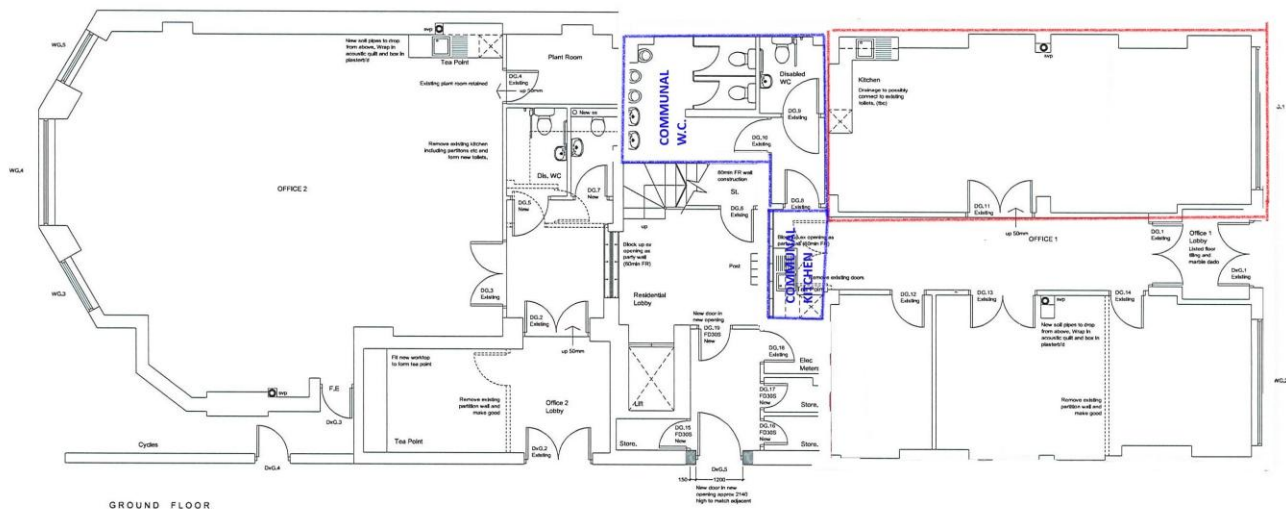


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PLEASE NOTE PLAN IS NOT TO SCALE AND IS
FOR IDENTIFICATION PURPOSES ONLY



CARDIFF 029 2046 5466

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



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