



# TUDOR HOUSE

16 Cathedral Road, Cardiff CF11 9LJ

LOCATION

Cathedral Road is a popular office location, situated approximately half a mile from Cardiff city centre. The building is located at the southern end of Cathedral Road, close to the junction at Cowbridge Road East, and is ideally placed for access to the local and national road network, with links to eastern avenue, and the M4 at J33 via the A4232 to the west.

Cardiff central station is in close proximity, with mainline services to Swansea, Bristol and London, as well as the South Wales Valley line network.

The property is located directly adjacent to Cardiff city centre, offering a wide range of retail, leisure and amenities, and it is directly adjacent to Sophia Gardens and Bute Park, offering unspoiled open green space within the city centre.

DESCRIPTION

The property comprises a modern five storey building with self-contained office suites on each floor, and parking to the rear.

The office specification comprises:

- Suspended ceiling and recessed lighting
- Carpets
- Central heating
- Building intercom service
- Passenger lift
- Disabled facilities/access
- Male, female and disabled WC

The office space can also be offered with air conditioning, subject to lease terms.

The entrance lobby, common areas, lift and some WCs have undergone a major refurbishment scheme, to provide a striking and contemporary building environment.

ACCOMMODATION

Three consecutive floors are vacant, and can be let in part or in their entirety.

|                    |                             |
|--------------------|-----------------------------|
| Second Floor Suite | 1490 – 3444 sq.ft.          |
| Third Floor Suite  | 1490 – 3444 sq.ft.          |
| Fourth Floor Suite | 1490 – 3444 sq.ft.          |
| <b>TOTAL</b>       | <b>1490 – 10,332 SQ.FT.</b> |



Unit 1  
Unit 2  
Plans are indicative only, showing possible tenant fit out.

CAR PARKING

Secure car parking is provided to the rear of the building, offering a total of 7 spaces per floor, to be allocated on a pro-rata basis.

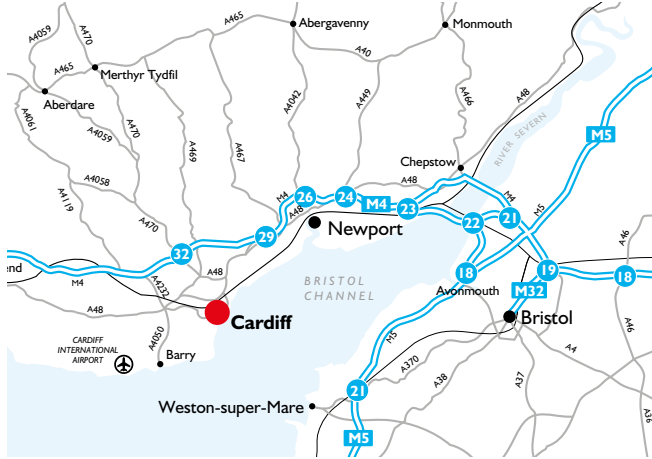
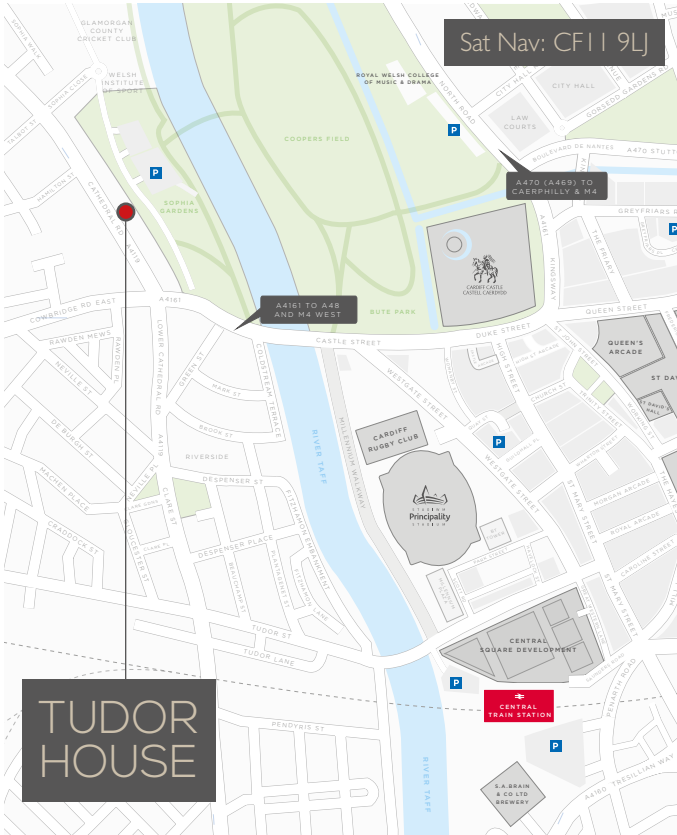
TENURE

New leases directly from the landlord on full repairing and insuring terms for a duration to be agreed are available.









## VIEWING/FURTHER INFORMATION

For further information, or to arrange a viewing, please contact sole agents Cooke & Arkwright.



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