



**33 CHURCHILL VILLAS,
CHURCHILL WAY,
CARDIFF CITY CENTRE.
CF10 2EA**

RENT

**£6,000P.A.X.
(£500PCM)**



**NET INTERNAL FLOOR AREA:
41 SQ.M (441 SQ.FT)**



SELF - CONTAINED CITY CENTRE OFFICE UNIT

- EXCELLENT TRANSPORT LINKS
- PRIME CITY CENTRE LOCATION

Churchill Villas comprises three pairs of Victorian semi-detached properties consisting of ground floor refurbished office units with residential above. The Victorian villas were completely refurbished to a high standard maintaining the original character and providing contemporary living and working within the centre of Cardiff.

The ground floor offices are open plan and benefit from laminate flooring, fluorescent strip lighting, tea point and W.C. facility.

LOCATION

The property is situated to Churchill Way in the heart of Cardiff City centre within a mixed area of commercial office, retail and residential properties. Churchill way is in close proximity to St Davids 2 shopping complex, Capitol shopping centre, The New Theatre, Cardiff City Hall, Cardiff Museum and Cardiff's many hotels/café/restaurants.

The properties benefit from excellent transport links to the motorway network along with Queens Street Train Station and bus routes, accessible either on Churchill Way or within a few minutes walking distance.

ACCOMMODATION

The accommodation briefly comprises:

Office (inc teapoint) 41sq.m. (441 sq.ft)

WC Facility

Total Net Internal Area 41sq.m. (441 sq.ft)



TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: B:37

FLOOR AREA APPROX: 41 SQ.M (441 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

TENURE/TERMS

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

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

B : 37

Copy certificate available on request.

LEGAL COSTS

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

REFERENCES/DEPOSITS

A prospective tenant may need to provide Financial, Trade and Landlord references contact details upon request. A deposit may be payable subject to prior agreement.

VAT

In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the rental amount. Prospective tenants are advised to determine the VAT implications prior to entering into any agreement.

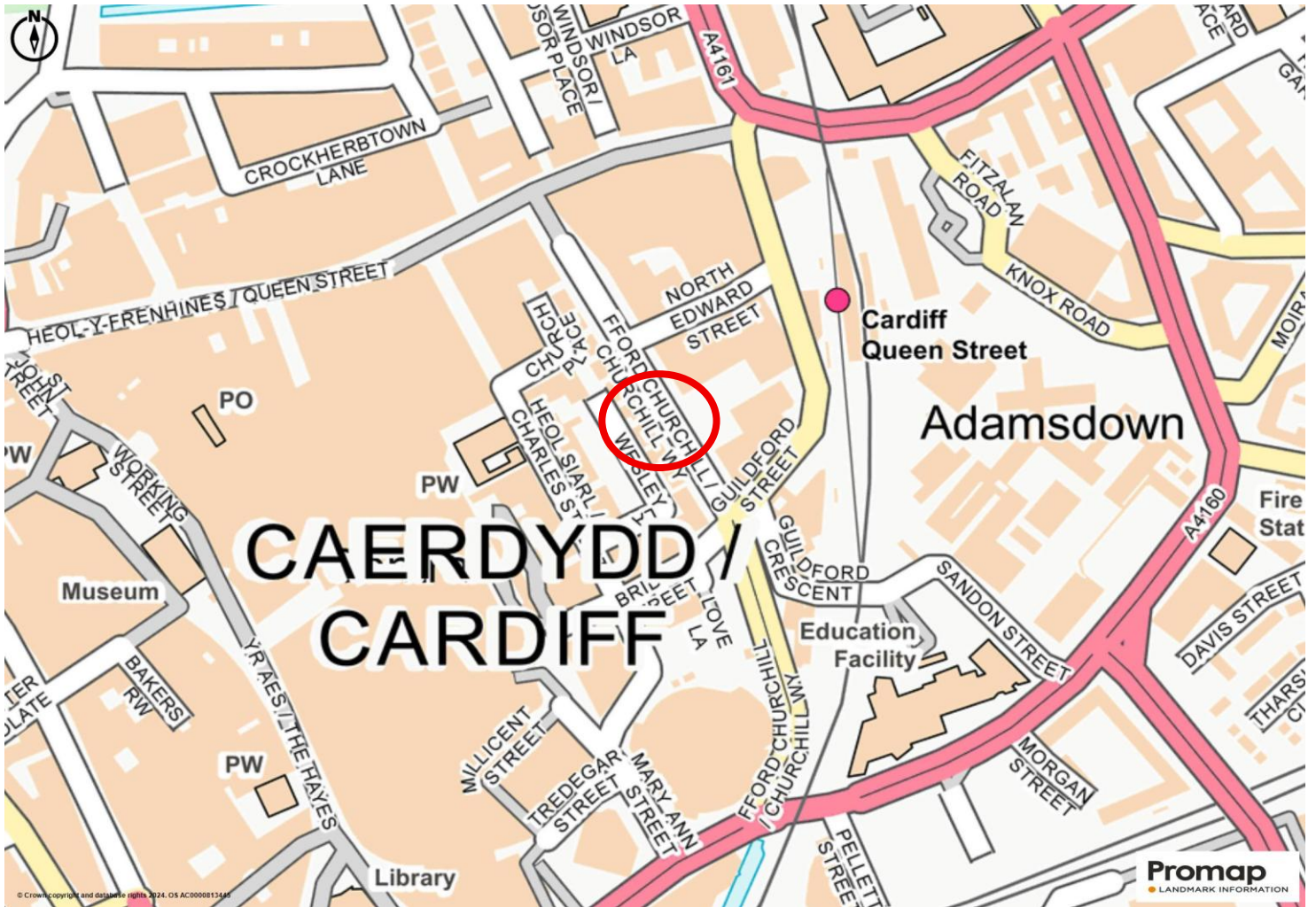
ANTI-MONEY LAUNDERING

The successful tenant will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations.

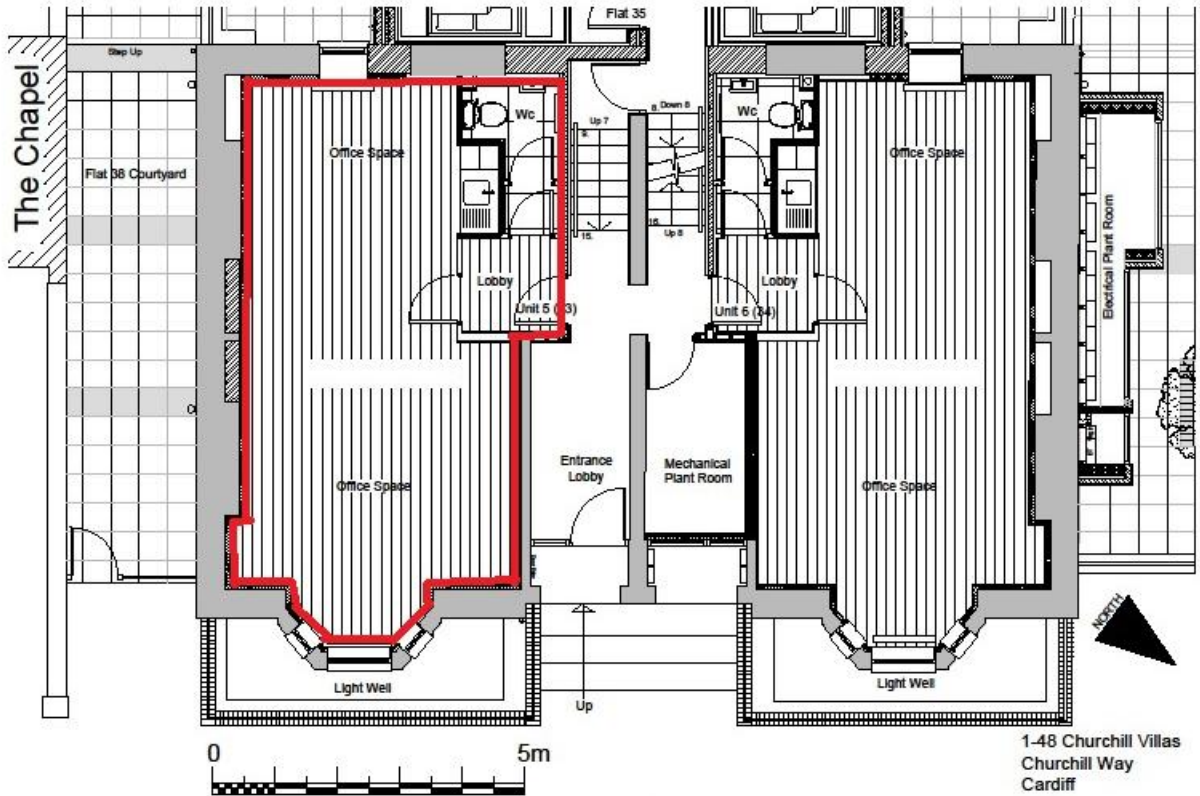


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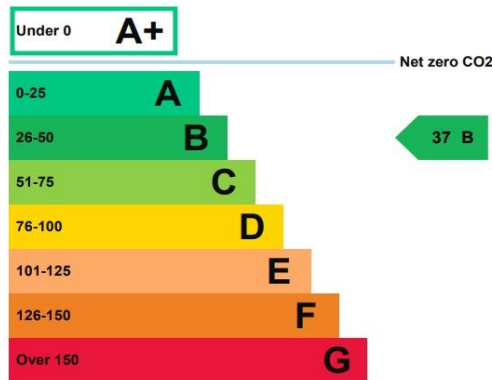
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Commercial Units 5 & 6, Ground Floor Facing Churchill Way

1-48 Churchill Villas
Churchill Way
Cardiff
June 2019

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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