# TO LET

# 142 WHITCHURCH ROAD CATHAYS, CARDIFF CF14 3NA

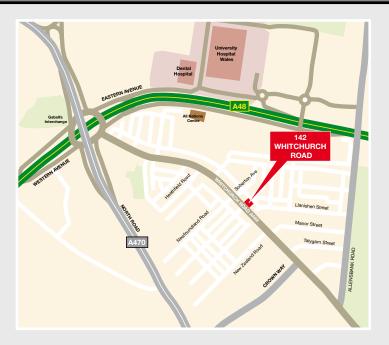


c 630 sq ft (59 sq m)

1st/2nd FLOOR OFFICE SUITE With 2 parking spaces



Plans for identification purposes only. Not to Scale.



#### LOCATION

The property is situated on Whitchurch Road, Cathays, about 2 miles north of the city centre with easy access to the A48M & M4 motorway. There is good public transport & a range of convenience retail & restaurants nearby.

#### **DESCRIPTION**

A prominent 3 storey end of terrace property with parking to the rear.

### **ACCOMMODATION**

	ft²	m²
1st floor	373	34.67
2nd floor	260	24.19
Total	633	59

#### **SPECIFICATION**

- Double glazing
- Gas central heating
- New light fittings
- New carpets
- Redecorated
- Kitchen
- Storage

#### **CAR PARKING**

2 designated car parking spaces.

#### **LEASE**

The accommodation is available on a new flexible lease of 3-5 years or longer with breaks.

#### **RENT**

£6,500 per annum exclusive or rates, service charge & VAT.

#### **RATES**

Rateable value (2010) £6,200 Rates 2012/13 £2,802

# **SERVICE CHARGE**

The tenant will be responsible for a reasonable proportion of the landlords costs of heating, cleaning lighting of common parts, maintenance, repairs & insurance etc. Further details on request.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agent:



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