TO LET

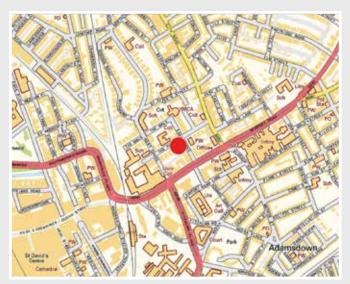
44 THE PARADE CARDIFF CF24 3AB



279 m² (3,000 ft²)

CITY CENTRE OFFICE BUILDING

WITH 9 CAR PARKING SPACES



Plans for identification purposes only. Not to Scale.



LOCATION

The property is situated in The Parade, a popular business location close to the city centre and within easy walking distance of Queen Street railway station, Queen Street and St Davids shopping centres.

DESCRIPTION

A semi detached period building offering modern refurbished offices on 3 floors.

ACCOMMODATION

| Total | 279 | 3,002 |
|--------------|-----|-------|
| Second Floor | 107 | 1.148 |
| First Floor | 89 | 959 |
| Ground Floor | 83 | 895 |
| | m² | ft² |

SPECIFICATION

- Gas central heating
- Fluorescent strip lighting
- Window blinds
- Carpeting
- Basement storage
- Kitchens & wcs (ground & 1st)

CAR PARKING

9 dedicated on site car parking spaces (1:333 ft²).

LEASE

The property is available on a new 10 year lease with 5 year rent review/break option. Rent on application.

RATES

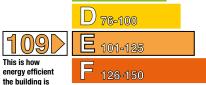
EPC

Rateable Value (2010) £31,250 UBR (2015/16) £0.482

More energy efficient







G Over 150
Less energy efficient

VAT

All figures quoted are subject to VAT at the current rate.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agent:



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