

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

	m ²	ft ²
Ground Floor	83	895
First Floor	89	959
Second Floor	107	1,148
Total	279	3,002

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

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

EPC

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

109

This is how energy efficient the building is

E 101-125

F 126-150

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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