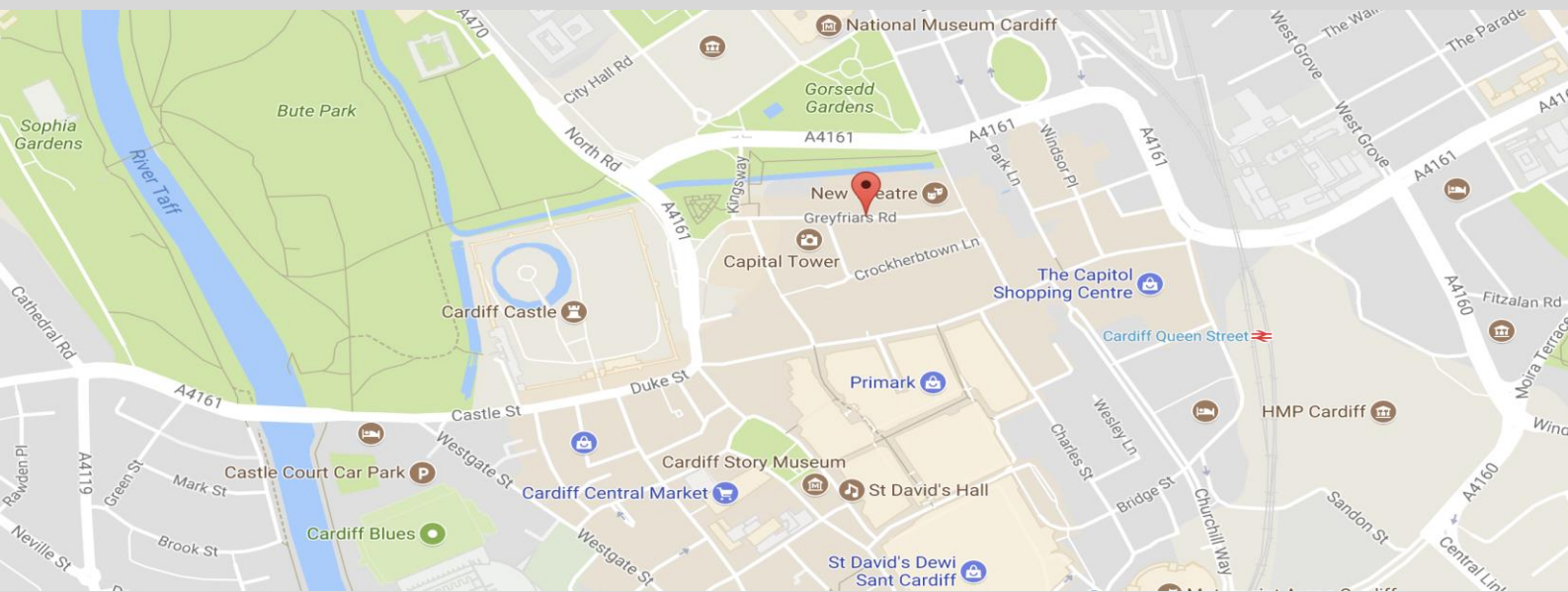


TO LET

**GREYFRIARS HOUSE
GREYFRIARS ROAD
CARDIFF
CF10 3AL**



**4th FLOOR SUITE
Approximately 200 m² (2157ft²)**



LOCATION

The property is situated on Greyfriars Road at the heart of the city centre in close proximity to Queen Street & St Davids Shopping Centres 1 & 2.

There is an NCP car park opposite & Hilton, Park Plaza & Jurys Hotels nearby.

Queen Street railway station is a few minutes walk & Greyfriars Road is an important bus route hub.

DESCRIPTION

A 4th floor office suite with kitchen & shared reception. There is a concierge service on the ground floor.

ACCOMMODATION

4th floor

m²

200

ft²

2157

SPECIFICATION

- Raised Floors
- Comfort Cooling
- Shared reception
- Kitchen
- Disabled access
- 2 x passenger lifts
- 24 hour access
- Showers
- EPC 'C' rating

LEASE

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

RENT

£37,500 per annum exclusive of rates, service charge & VAT.

RATES

The current rates payable are approximately £5.60/ft² (2017/18).

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:

HUW THOMAS

029 2046 0152

www.huwthomascpc.com

huw@huwthomascpc.com

November 2017