

TO LET

44 THE PARADE CARDIFF CF24 3AB



83 - 279 m² (895 - 3,002 ft²)

REFURBISHED OFFICES
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 2.

DESCRIPTION

A semi detached period building offering refurbished office accommodation on 3 floors.

ACCOMMODATION

	m²	ft²
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 flexible lease at a rental of £9.50/ft² per annum exclusive of rates, service charge and VAT.

RATES

Rateable Value (2010)	£31,250
UBR (2010/11)	40.9p

VIEWING/FURTHER INFORMATION

Strictly by appointment with the joint agents:



andrew.haynes@kingsturge.com



huw@huwthomascpc.com