# TO LET

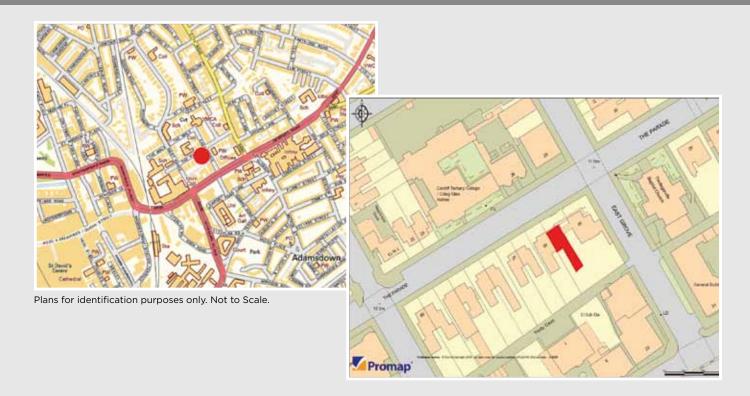
## 44 THE PARADE CARDIFF CF24 3AB



 $83 - 279 \text{ m}^2 (895 - 3,002 \text{ ft}^2)$ 

### REFURBISHED OFFICES

WITH 9 CAR PARKING SPACES



#### 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 ft<sup>2</sup>)

#### **LEASE**

The property is available on a new flexible lease at a rental of £9.50/ft $^2$  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:



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