

TO LET

142 WHITCHURCH ROAD CATHAYS, CARDIFF CF14 3NA



c 630 sq ft (59 sq m)

1st/2nd FLOOR OFFICE SUITE
With 2 parking spaces



Plans for identification purposes only. Not to Scale.



LOCATION

The property is situated on Whitchurch Road, Cathays, about 2 miles north of the city centre with easy access to the A48M & M4 motorway. There is good public transport & a range of convenience retail & restaurants nearby.

DESCRIPTION

A prominent 3 storey end of terrace property with parking to the rear.

ACCOMMODATION

	ft ²	m ²
1st floor	373	34.67
2nd floor	260	24.19
Total	633	59

SPECIFICATION

- Double glazing
- Gas central heating
- New light fittings
- New carpets
- Redecorated
- Kitchen
- Storage

CAR PARKING

2 designated car parking spaces.

LEASE

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

RENT

£6,500 per annum exclusive of rates, service charge & VAT.

RATES

Rateable value (2010)	£6,200
Rates 2012/13	£2,802

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:

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