

TO LET

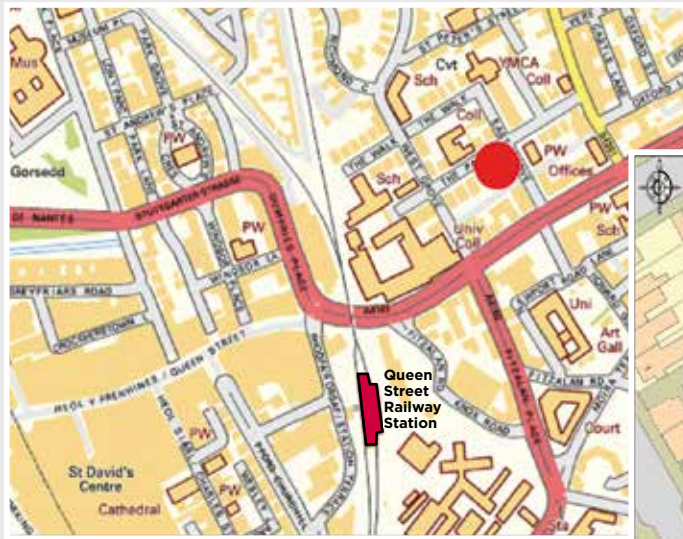
45 THE PARADE CARDIFF CF24 3AB



Period office building

190 m² (2,045 ft²)

7 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, Queen Street Railway station & Cardiff's main retail & leisure destinations.

DESCRIPTION

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

ACCOMMODATION

	m ²	ft ²
Ground Floor	70	754
First Floor	75	807
Second Floor	45	484
Total	190	2,045

SPECIFICATION

- Gas central heating
- Feature lighting
- Carpeting
- Basement storage
- Kitchen & wcs

CAR PARKING

No 7 dedicated on site car parking spaces (1:290 ft²)

LEASE

The property is available on a new FRI lease of 10 years with a 5 year rent review/break. Rent on application.

RATES

Rateable Value (2010) £22,750

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agent:

HUW THOMAS

029 2046 0152
www.huwthomascpc.com

huw@huwthomascpc.com