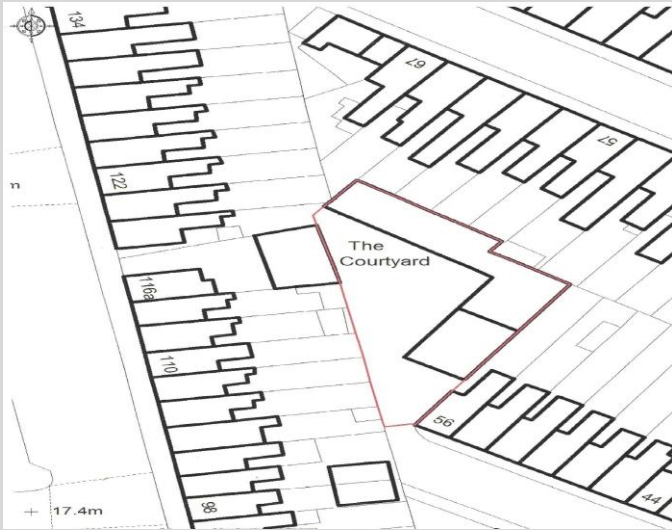


TO LET

The Courtyard Letty Street CARDIFF CF24 4EL



**c 1,000-3,777 ft² (100-351m²)
OFFICES/STUDIOS & STORAGE
With 8 car parking spaces**



LOCATION

The property is situated approximately 1 mile north of the city centre, in the residential area of Cathays, close to Cathays Terrace/Crwy's Road. There is good public transport to the area including the nearby Cathays railway station at Cardiff University (Park Place / Sengenydd Road).

DESCRIPTION

A courtyard development, built c1980s & comprising a 2 storey office building with adjacent studios/storage .

ACCOMMODATION		m ²	ft ²
Offices	GF	89	958
	1 st	100	1,076
Studio	1	100	1,076
Stores		23	247
Studio	2	39	420
TOTAL		351	3,777

SPECIFICATION

- Gas central heating(offices)
- Platform lift
- Suspended ceilings/recessed lighting
- Dado trunking
- Kitchen/breakout area
- Disabled, gents & ladies wcs
- Electric convector heating(studio)
- Fluorescent lights
- Perimeter trunking/sockets
- Kitchen & wc

CAR PARKING

8 designated car parking spaces.

EPCs

Offices 'C' rating(53)

Studios 'F' rating(150)

LEASE/TENURE

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

RENT/PRICE

On application.

RATES

Rateable values (2010)		£
Offices & store		£19,500
Studio1		£8,600
Studio 2		£3,550

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 joint agents

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