

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

To let

Refurbished office building with parking



44 The Parade
Cardiff



029 20 388988

Location

The property is located in The Parade, a short walk from City Road, Cardiff city centre and Queen Street railway station.

Communications are first class with Newport Road providing access to the A48(M) and M4 motorway beyond.

Accommodation

The property has an approximate net internal area of 261 sqm (2805 sqft).

Rates

Rateable value £25,000

Rates payable 2018/19 £13,150



Description

The property comprises a three storey semi detached building of traditional stone construction and pitched slated roof.

It has been refurbished to a high standard providing a mix of open plan and cellular offices. WC and kitchen facilities are provided.

Externally there is generous on site parking to the rear.

EPC

The property has a rating of 109 within band E

Terms

The property is available on a new lease at a rental of £39,500 per year payable quarterly in advance.

Viewing

Contact Mark Hirons

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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