

OFFICE SPACE AVAILABLE TO LET

FLEXIBLE LEASE TERMS AVAILABLE

47-49 ALBANY ROAD, CARDIFF, CF24 3YX



LOCATION

The property occupies an excellent trading location on Albany Road in the highly populated suburb of Roath, approximately 1 mile north east of Cardiff City Centre. Albany Road/Wellfield Road is the largest district centre in Cardiff in terms of the number of commercial units.

The property is located in a very prominent corner position, situated directly above WH Smith & The Post Office. There are multiple retailers in the immediate area including Tim Hortons, Greggs, William Hill, Home Bargains, SpecSavers, Iceland & Tesco.

ACCOMMODATION

The upper floors consist of various office rooms ranging from 100 sq.ft to 850 sq.ft. There are additional staff room & WC facilities, which may be shared with the ground floor occupiers – to be confired by client. The upper floors are accessed via an external staircase which is located within the rear yard.

The unit has the following approximate net internal floor areas:

First Floor NIA: 2,119 sq ft / 196.85 sq.m

RENTAL / LEASE TERMS

The unit can be available to lease on a whole first floor basis, or potentially individual office rooms can be available to lease via negotiation.

Very flexible lease terms available.

Quoting rent: £10 per sq.ft

Service Charge: TBC

VAT

We are advised by the client that VAT is not payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC

To be provided

RATES

Rateable Value (2017):	£14,250
UBR (2018/2019):	0.514
Rates Payable:	£7,325 pa

RV will be re-assessed if individual offices are to be leased.

VIEWING / FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors

07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

