

OFFICE SPACE AVAILABLE TO LET

SELF CONTAINED 1ST FLOOR OFFICES

14 Station Road, Llandff North, Cardiff, CF14 2FF



Key Points

- Very prominent location in Llandaff North, just 3.5 miles from Cardiff city centre
- Self-contained first floor offices
- 2 designated parking spaces included
- Benefits from main road frontage, directly opposite Lidl supermarket
- Good transport links

LOCATION

The property occupies a highly prominent position fronting onto Station Road, Llandaff North. Station Road is the main high street in Llandaff North, a highly popular and desirable suburb located in North Cardiff. Station Road benefits from a very high volume of passing traffic & footfall.

The area benefits from regular public transport links by bus and Llandaff North Train Station, located a short walk away from the subject premises. Station Road houses a mixture of national and local business occupiers, with Lidl supermarket located directly opposite the subject offices.

ACCOMMODATION

Upper floor offices with a self-contained side entrance (currently a fire exit door but will be changed once occupier is identified). Internal stairs leading up to first floor which provides 4 individual office/storage rooms in addition to a staff kitchen area and WC facilities. Single glazed windows throughout.

The property provides the following approximate areas:-

Office 1: 2.88m x 3.13m = 9.01 sq.m / 97 sq.ft

Office 2: 3.45m x 3.69m = 12.73 sq.m / 137 sq.ft

Office 3: 2.93m x 2.88m = 8.44 sq.m / 91 sq.ft

Office 4 (Main office): 3.65m x 8.04m = 29.35 sq.m / 316 sq.ft

Kitchen: 4.20m x 2.60m = 10.92 sq.m / 118 sq.ft

Total NIA: c. 81.17 sq.m / 874 sq.ft

There are to be up to 2 parking spaces provided to the tenant.

Utilities – to be confirmed.

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insurance lease for a term of years to be agreed, contracted outside the Landlord & Tenant Act 1954.

RENT

£11,500 pax

The Tenant is required to contribute to the service charge if levied by the Landlord in respect of the future repair/maintenance and upkeep to the common parts of the property.

VAT

TBC

RATEABLE VALUE (COMMERCIAL)

TBC

UBR (2019-2020): 0.526

Rates payable: TBC

SMALL BUSINESS RATES RELIEF - Please contact Cardiff City Council to confirm if you are eligible to qualify for rates relief.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction. However, the tenant may be responsible to cover the landlords legal & agency abortive costs should the tenant abort the transaction following solicitors being instructed.

EPC

Available on request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors

07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: Feb 2020

