

NEW FULLY REFURBISHED OFFICES AVAILABLE TO LEASE IN LLANDAFF NORTH, CARDIFF

SELF CONTAINED FIRST FLOOR OFFICES

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



KEY POINTS

- FULLY REFURBISHED FIRST FLOOR OFFICES AVAILABLE TO LEASE
- LOCATED AT 'THE TIVOLI' MIXED USE DEVELOPMENT SCHEME IN LLANDAFF NORTH, CARDIFF
- THE GROUND FLOOR WILL BE CONVERTED INTO RETAIL UNITS (SUBJECT TO PLANNING)
- FIRST FLOOR OFFICES WITH PRIVATE SIDE ENTRANCE – C. 981 SQ.FT
- IDEAL FOR OFFICE OCCUPIERS SEEKING OFFICE SPACE OUTSIDE THE CITY CENTRE
- CUSTOMER / CLIENT PARKING AVAILABLE ON SITE

LOCATION

The property occupies a highly prominent & visible position fronting onto Station Road, Llandaff North, a popular suburb in North Cardiff. Station Road benefits from a very high volume of footfall & passing traffic with a mixture of national and local business occupiers located within very close proximity, including Lidl Supermarket which is located directly opposite the site. The property is also located within very close proximity to Ysgol Gyfun Gymraeg Glantaf, a Welsh-medium secondary school in Llandaff North, which houses approx. 1,200 students.

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 is located approximately 3 miles south of Cardiff City Centre, whilst the M4 at Junction 32 is located just 2 miles north of the subject property.

ACCOMMODATION

We are offering fully refurbished first floor offices with a self-contained side entrance. A brand new staircase leading up to the first floor offices in addition to a brand new kitchen and bathroom. The first floor offices will also benefit from brand new double glazing along with a new Gas central heating system. Redecorated throughout with new carpets.

The property provides the following approximate areas:-

Total NIA: c. 91.14 sq.m / 981 sq.ft (excluding GF entrance / staircase)

TIMING

We are expecting the refurbishment works to be completed by the end of Q2 this year, so we encourage all interested parties to express their interest to DTR Surveyors as soon as possible.

TERMS

New lease terms to be agreed. Flexible terms may be considered.

QUOTING RENT

£15,000 per annum exclusive of business rates, VAT (if applicable), insurance and service charge.

LEGAL COSTS

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

EPC

EPC to be commissioned once refurbishment works are complete.

RATEABLE VALUE

Rateable Value – to be confirmed

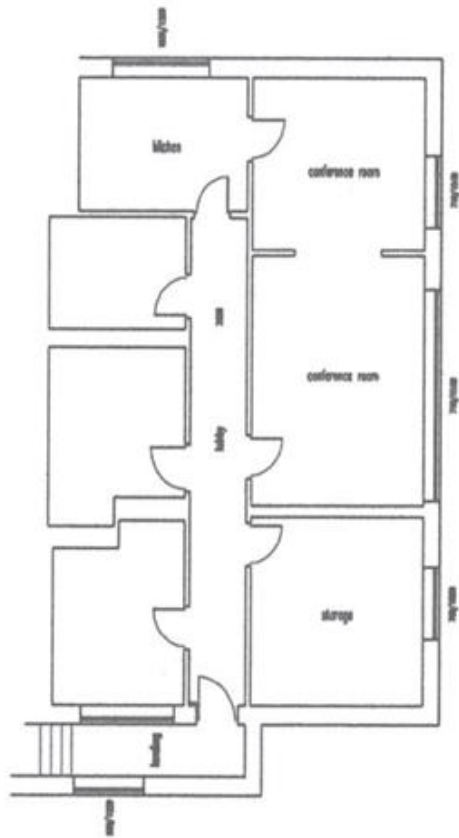
VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors 07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: May 2022



existing first floor plan



DTR Surveyors, 1st Floor, 10 St Andrews Crescent, Cardiff City Centre, CF10 3DD

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