



14 Churchill Way

Cardiff, CF10 2DX

**SELF CONTAINED LOWER
GROUND FLOOR OFFICE SUITE
TO LET**

Total area 760 ft² (70.60 m²)

- + Self contained entrance
- + Self contained kitchenette and WC facilities
- + Excellent decoration

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

The property is situated along Churchill Way, a prominent road within Cardiff's city centre. The location offers excellent access to all shops along Queen Street and further afield. The property sits less than a three-minute walk away from Queen Street train station and central bus routes.

There are a wide range of facilities in close proximity, these include HSBC, Tesco Metro, Jessops, NatWest Bank and many more.

DESCRIPTION

The available property is a self contained lower ground floor office suite benefiting from its own kitchen and WC towards the rear. The unit has independent metering and it's own gas combination boiler.

Other occupiers within the building include Trinity Beauty and Hicks Day Jones Westlake.

The office provides the following approximate areas:-

Total Area 760 ft² | (70.60 m²)

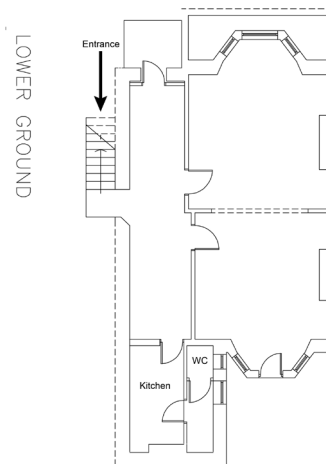
SPECIFICATION

The specification of the suite is excellent incorporating;

- + Independent gas and electricity supply to the suite
- + Perimeter gas fired central heating
- + Independent door entry system
- + Non slip vinyl tiles throughout
- + Excellent decoration throughout
- + Self contained kitchen
- + Independent WC

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed. The tenant will pay a contribution towards the building service charge. Further details are available on request.



For illustration purposes only

RENT

£8,750 per annum

EPC

The building is to be assessed.

VAT

The property has not been elected for VAT.

BUSINESS RATES

The rateable value of the property is approximately £4,200 and we understand the property benefits from small business rates relief. For the year ending March 31st 2019 the rates payable is approximately £0.

Interested parties should rely on their own enquiries with the Local Authority.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Leo Llewellyn
Email: rhys@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



April 2018

14 Churchill Way,
Cardiff, CF10 2DX

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