

TO LET
FIRST FLOOR CITY CENTRE OFFICE

18.84 SQ.M. (203 SQ.FT)



5-7 Museum Place, Cardiff. CF10 3BD

- PRIME CITY CENTRE LOCATION
- FLEXIBLE LEASE TERMS
- SERVICE CHARGE INCLUDED

Rent £3,000pax

First Floor Office, 5-7 Museum Place, Cardiff. CF10 3BD



LOCATION

Museum Place is situated in the heart of Cardiff City Centre and is accessed off Park Place. The property is within walking distance of Cardiff City Hall, Registry Office, Museum, Queen Street and Cardiff's New Theatre. There is access to the M4 motorway from this property via North Road (A470) and the A48(M).

DESCRIPTION

The accommodation comprises a first floor office to a three storey bay fronted city centre property.

Internally the office is fitted with fluorescent strip lighting, intercom access, carpet or carpet tiles throughout, and benefits from shared kitchen and W.C. facilities. The property is alarmed and benefits from Gas Central Heating.

ACCOMMODATION

The accommodation briefly comprises:

FIRST FLOOR

Room 4 18.84 sq.m. (203 sq.ft)

TENURE/TERMS

The accommodation is available on an Internal Repairing and Insuring basis for a flexible term of years to be negotiated.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating C.

Copy certificate available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

V.A.T.

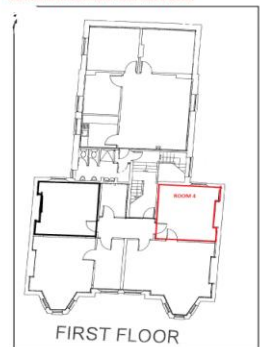
All figures are quoted exclusive of V.A.T. where applicable.

SUBJECT TO CONTRACT AND AVAILABILITY

VIEWING STRICTLY BY APPOINTMENT ONLY



PLEASE NOTE PLAN IS NOT TO SCALE AND IS FOR IDENTIFICATION PURPOSES ONLY



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