

TO LET
FIRST FLOOR OFFICES
49 sq.m. (528 sq.ft)

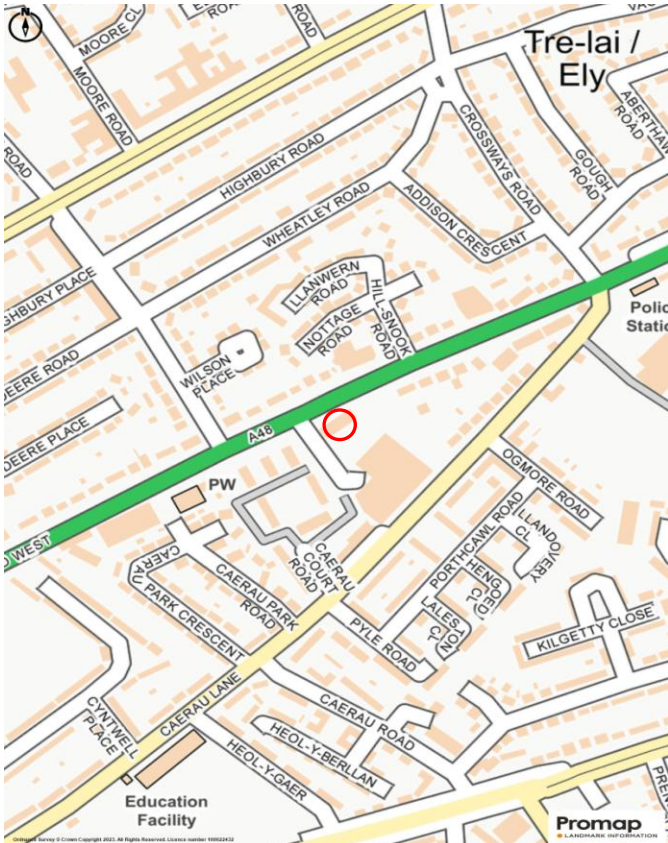


Suites 3 & 5 Homes House,
253 Cowbridge Road West, Cardiff. CF5 5TD

- Modern Offices
- Disabled Access and Lift
- Shared Meeting Room Facility
- Good Transport Links

Rent £9,000pax

Homes House, 253 Cowbridge Road West, Cardiff. CF5 5TD



LOCATION

Homes House occupies a prominent position on Cowbridge Road West on a larger development including Lidl and Home Bargains outlets, with ample parking onsite. A variety of businesses operate from Homes House itself, including opticians, audiology, mortgage advisers, accountants, estate agents and ground floor food outlets.

There are good transport links with access from nearby Culverhouse X to the M4 at Junction 33 via the A4232 Link Road and to the Vale of Glamorgan.

DESCRIPTION

The two combined suites available are to the first floor of the premises, built in recent years to a good specification and with all necessary electrical and telecommunications wiring and lighting for modern requirements. Access is by stairs or lift for disabled and the property also benefits from a shared meeting facility.

ACCOMMODATION

The accommodation briefly comprises:

49 sq.m. (528 sq.ft)

TENURE/TERMS

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

SERVICE CHARGE

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating A : 21

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.

VAT is to be added to rent and service charge costs.

SUBJECT TO CONTRACT AND AVAILABILITY

VIEWING STRICTLY BY APPOINTMENT ONLY



Cardiff Bay 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff
CF10 5EE

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.