

5-7 Museum Place,

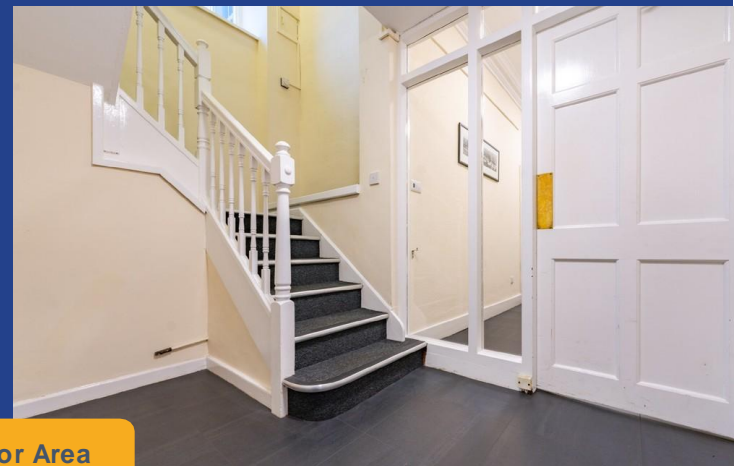
Cardiff. CF10 3BD



Estate Agents and
Chartered Surveyors

Asking price

£3,840 p.a.x.



Gross Floor Area
28.5 sq.m (307 sq.ft)

FIRST FLOOR OFFICE WITH PARKING

Property Description

The accommodation comprises a first floor office to a three storey bay fronted city centre property with 1 allocated parking space.

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.

Tenure Leasehold

Energy Efficiency Rating C:67

Floor Area Approx 28.5 sq.m

Viewing By appointment only

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).

Accommodation

The accommodation briefly comprises:

FIRST FLOOR
Room 2 28.5 sq.m. (307 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 : 67

Copy certificate available on request.

Service Charge

A service charge is to be levied with respect to common expenditure.

Further information can be made 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.

VAT

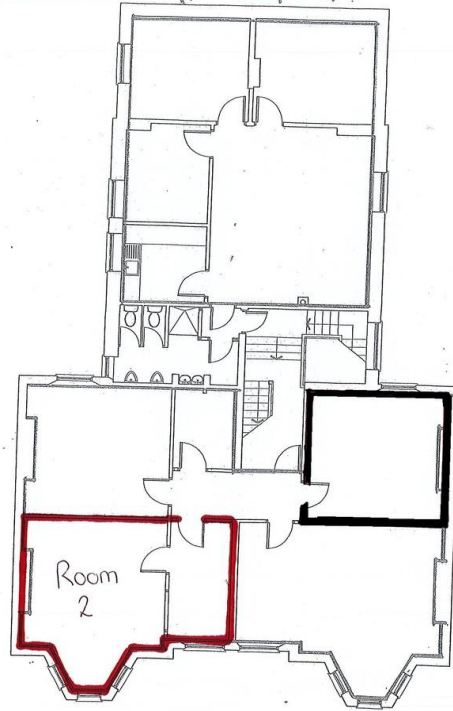
All figures are quoted exclusive of V.A.T. where applicable.

5-7 Museum Place, Cardiff. CF10 3BD

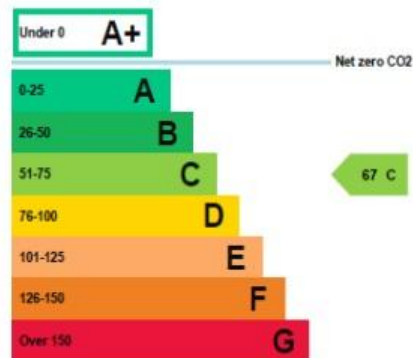


5-7 Museum Place, Cardiff. CF10 3BD

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



FIRST FLOOR



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, 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 anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.