

The Hawthorns, 6 North Road, Cardiff. CF10 3DU



Estate Agents and
Chartered Surveyors

All- Inclusive Rent

£12,000pa



**Gross Floor Area
34 SQ.M. (367 SQ.FT.)**

CITY CENTRE SERVICED OFFICES WITH PARKING

- With 1 car parking space(Additional space may be available)
- Meeting Room Facility(by prior arrangement)
- Easy access route to the A48, A48(M) and the M4 motorway
- Within close proximity to Cathays Park, Welsh Office, Cardiff University and Cardiff City Centre

Property Description

This fully furnished serviced second floor office benefits from plastered walls, carpet throughout, 1 car parking space plus communal W.C./Kitchen facilities. There is the potential for an additional car parking space and use of the meeting room can be utilised by prior arrangement.

Telecommunications/internet not included within the rent however connections are available within the space.

Tenure

Leasehold

Energy Efficiency Rating D : 79

Floor Area Approx 37.5 sq.m.

Viewing By appointment only

Location

North Road (A470) is a major arterial route in and out of Cardiff city centre heading north towards Junction 32 of the M4 motorway.

The semi-detached property is situated to a block of similar 3 storey properties fronting North Road, leading to the Gabalfa Interchange which gives access to the A48 and A48(M) also providing access to Junction 24 of the M4 motorway. The interchange itself is approximately 2km north of Cardiff city centre with other main roads off including Whitchurch Road and Caerphilly Road (A469).

Accommodation

The accommodation briefly comprises:

Approximate Gross
Internal Area: 37.5 sq.m. (404 sq ft)

Tenure/Terms

The accommodation is available on an All Inclusive Rent for a term of years to be negotiated.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating 0 : 79

Copy certificate available on 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.

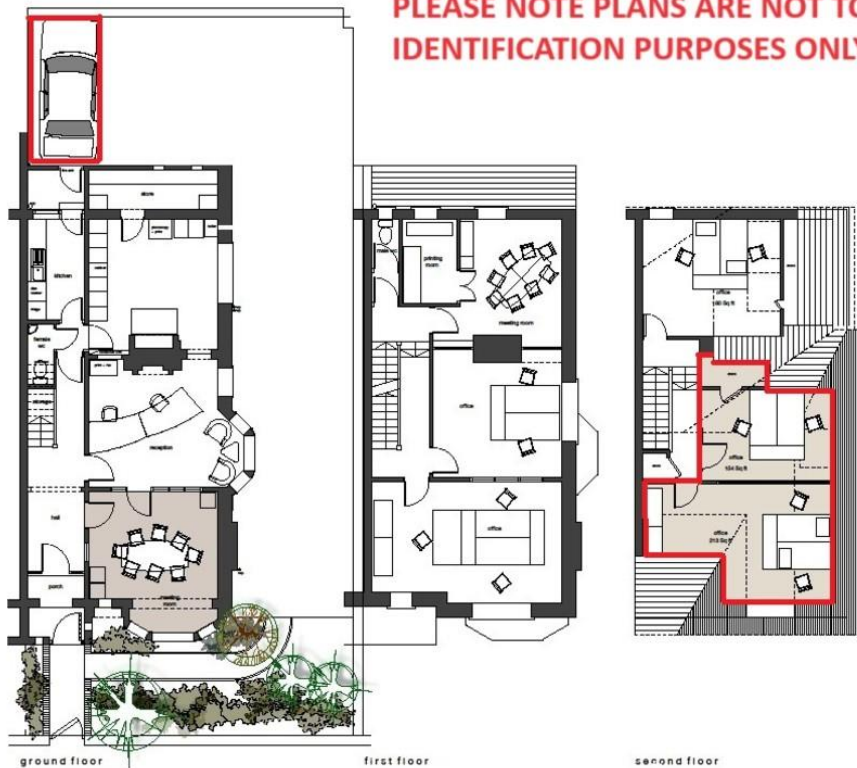
VAT

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

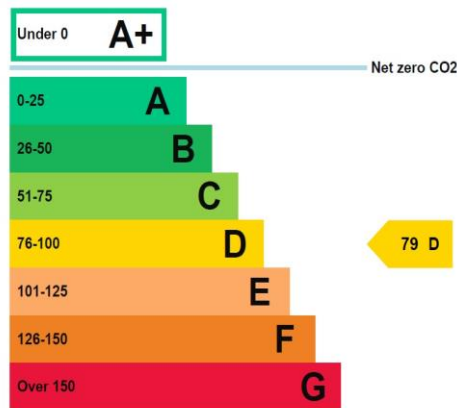
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Client Name	
Site Name	
Address	
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