

Ty Cefn, Rectory Road,

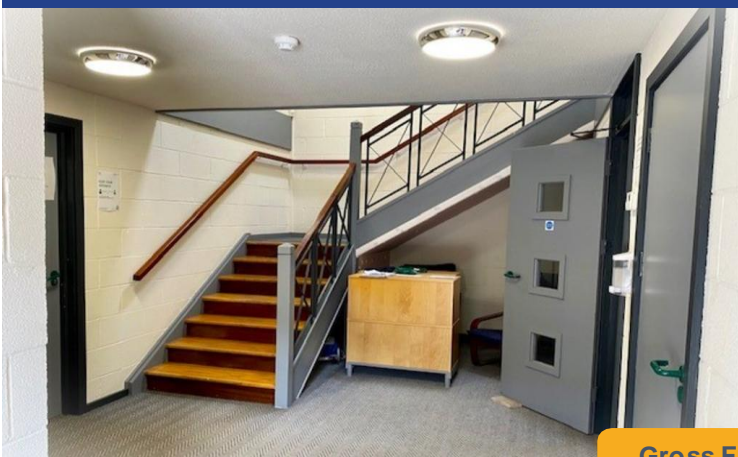
Canton, Cardiff. CF5 1QL



Estate Agents and  
Chartered Surveyors

Quoting Rent

**£8,000 p.a.x.**



**Gross Floor Area**  
46.15 sq.m. (497 sq.ft.)

**First Floor Office Suite With Parking To Let**

# Property Description

A purpose built 2 storey building providing offices with parking to a gated yard.

The available office suite is to the first floor and can be accessed via the main communal door.

The suite is open plan in design benefitting from carpeting throughout, strip lighting, gas central heating plus communal reception, kitchen and WC facilities.

The suite benefits further from 2 car parking spaces.

**Tenure**

**Leasehold**

**Energy Efficiency Rating**

**C:70**

**Floor Area Approx** 46.15 sq.m. (497 sq.ft.)

**Viewing**

**By appointment only**

## Location

The subject property is located to the rear of 12 - 14 Rectory Road within its own gated commercial office development within the popular mixed residential/commercial use suburb of Canton.

The property benefits from being within close proximity to several main routes running through the suburb, providing access to the M4 motorway network.

## Accommodation

The accommodation briefly comprises:

Open Plan office 46.15 sq.m. (497 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** 70 : C

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

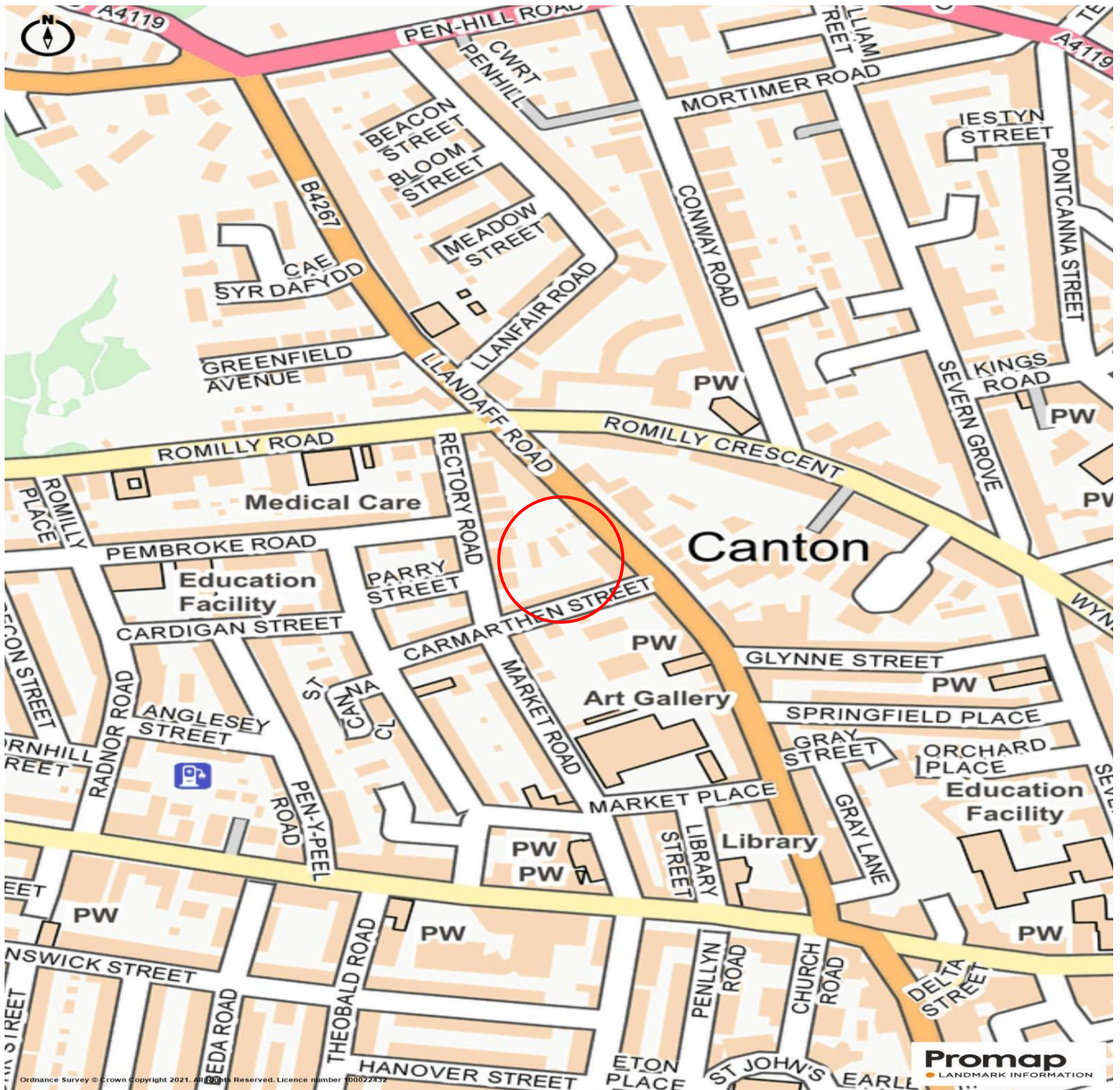
Each party to bear their own legal costs incurred in the transaction.

## VAT

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



# Ty Cefn, Rectory Road Canton, Cardiff. CF5 1QL



Cardiff 029 2046 5466

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



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