

Suite 6 Homes House, Cowbridge Road West,

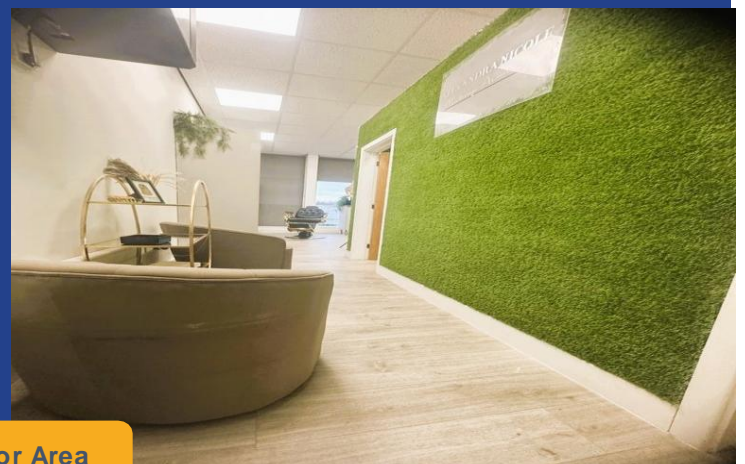
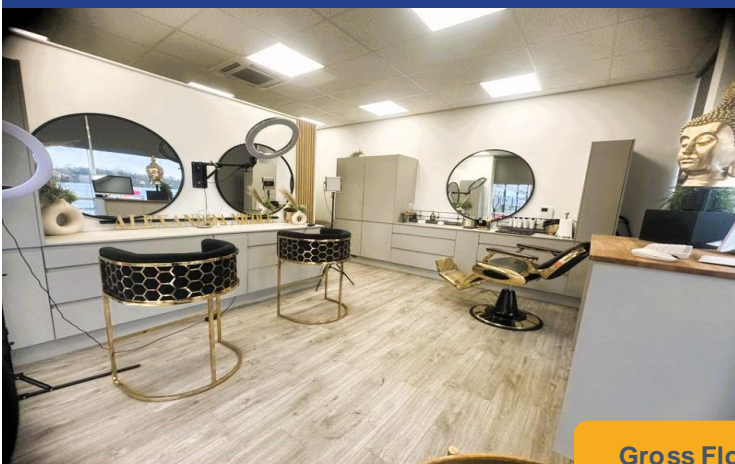
Cardiff. CF5 5TD

Asking price



Estate Agents and
Chartered Surveyors

£6,750pax



**Gross Floor Area
37 sq.m. (395 sq.ft)**

FIRST FLOOR OFFICE WITH PARKING AVAILABLE

- Modern Office
- Disabled Access and Lift
- Shared Meeting Room Facility
- Good Transport Links
- Communal Breakout Area
- Ample parking on site
- EPC Rated "A"

Property Description

The suite available is 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.

Tenure

Leasehold

Energy Efficiency Rating **A:21**

Floor Area Approx 37sq.m.(395 sq.ft)

Viewing **By appointment only**

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 to the M4 at Junction 33 via the A4232 Link Road and to the Vale of Glamorgan.

Accommodation

The accommodation briefly comprises:

37 sq.m. (395 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.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating **A : 21**

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.

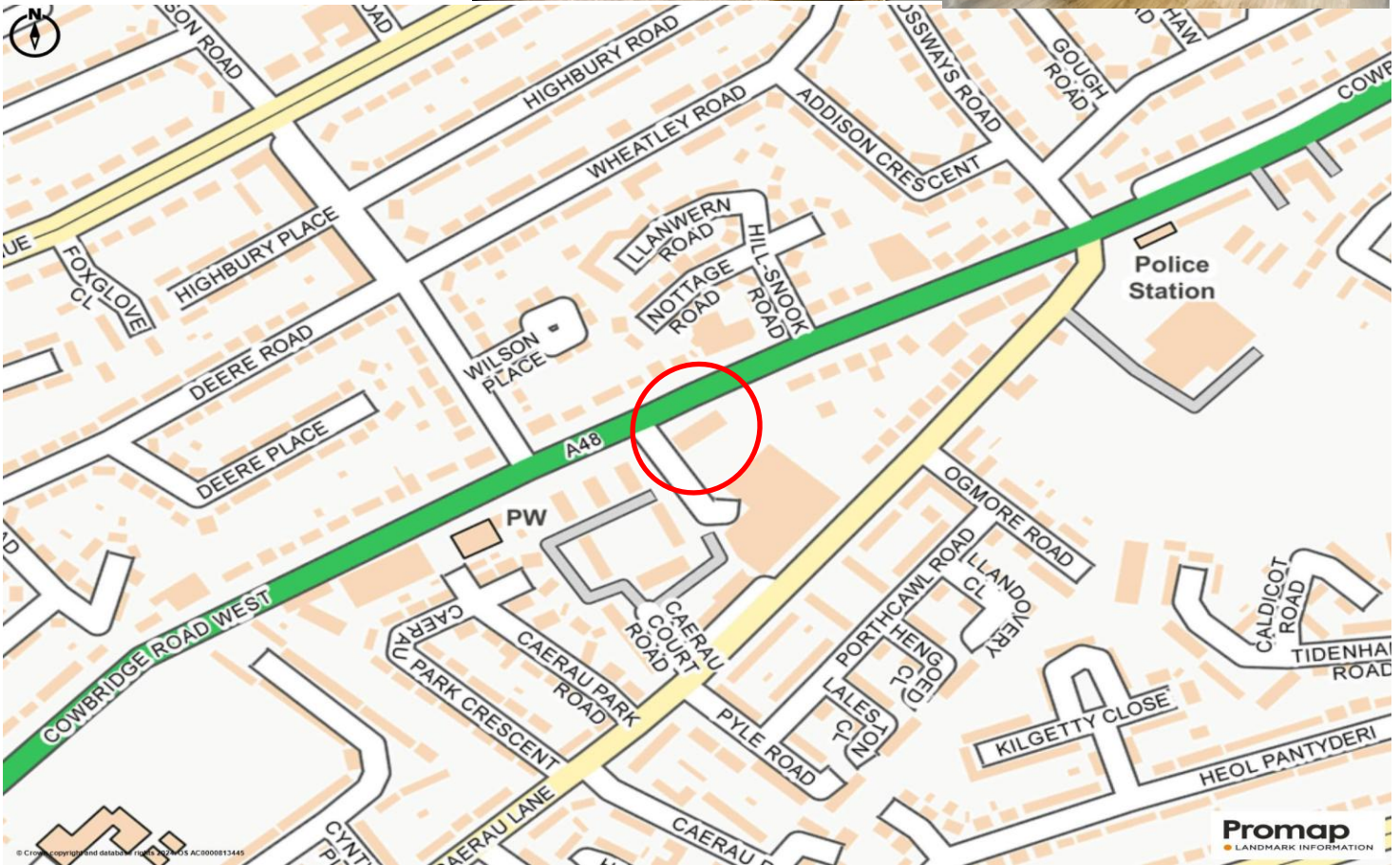
Legal Costs

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

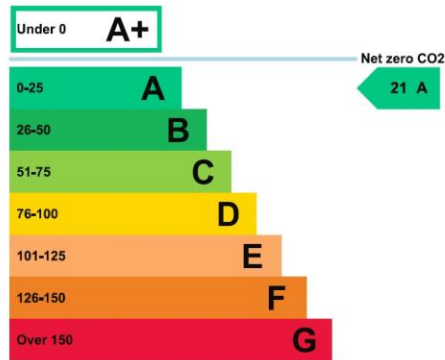
VAT

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

Suite 6 Homes House, 253 Cowbridge Road West,
Cardiff. CF5 5TD



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Cardiff 029 2046 5466

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



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