



**BESSEMER BUSINESS QUARTER,
BESSEMER HOUSE,
BESSEMER CLOSE,
CARDIFF. CF11 8DL**

RENTS FROM
£3,600PAX
(£300PCM)



**NET INTERNAL AREAS FROM:
14.76 SQ M (159 SQ.FT) TO
204.14 SQ M (2,197 SQ.FT)**



FLEXIBLE TERM OFFICE SUITES WITH PARKING

- EXCELLENT TRANSPORT LINKS
- MANNED RECEPTION AND CUSTOMER WAITING AREA
- CONFERENCE/MEETING ROOM FOR HIRE FREE OF CHARGE (FURTHER INFORMATION AVAILABLE)
- MULTIPLE SUITES AVAILABLE TO LET - SEPARATELY OR CAN BE COMBINED
- DISABLED ACCESS
- 24/7 OFFICE ACCESS AND OFF ROAD/STREET PARKING

Bessemer House is a self-contained, two-storey purpose-built property offering well presented office accommodation. The available office suites are to the ground and first floors.

The majority of the accommodation benefits from suspended ceiling with fluorescent strip/led lighting panels, carpet tiled flooring, gas central heating and communal kitchens to ground and first floors.

The property also benefits from 24/7 access, communal W.C facilities, manned reception/waiting area Mon-Fri 9am-5pm (able to take deliveries/post and seat clients in the waiting area), bookable conference room (10-12 people), relaxation room with 24/7 access, alarm system and disabled access to ground floor. Security roller shutters to the ground floor windows and door.

LOCATION

Bessemer Close is a well-established, commercial/business location just off Penarth/Hadfield Road in close proximity to Cardiff City centre as well as Cardiff City Football Club, Cardiff Athletic Stadium, and the Capital Retail Park.

The location benefits from easy access to the public transport network and the local road system, including the M4 motorway.

Other occupiers in the vicinity include Johnstones Paint, Nissan and the Bessemer Road Fruit & Veg Market. There are many other car, tool hire retailers and furniture retailers amongst others within the surrounding area.

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor –

Suite 2&3	45.21 sq m	(487 sq.ft)
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First Floor –

Suite 7	23.4 sq.m	(252 sq.ft)
Suite 12b	14.76 sq m	(159 sq.ft)
Suite 12c	17.75 sq.m	(191 sq.ft)
Suite 12d&e	39.87 sq.m	(429 sq.ft)
Suite 12f	22.18 sq.m	(239 sq.ft)
Suite 15	40.97 sq.m	(441 sq.ft)

Total -	204.14 sq m (2,197 sq.ft)	
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TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: C:63

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VIEWING: STRICTLY BY APPOINTMENT

TENURE/TERMS

Flexible terms. Further information available upon request.

SERVICE CHARGES

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request but this is usually no more than £30 per month per office space.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

C:63

Copy certificate available on request.

LEGAL COSTS

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

REFERENCES/DEPOSITS

A prospective tenant may need to provide Financial, Trade and Landlord references contact details upon request. A deposit may be payable subject to prior agreement.

VAT

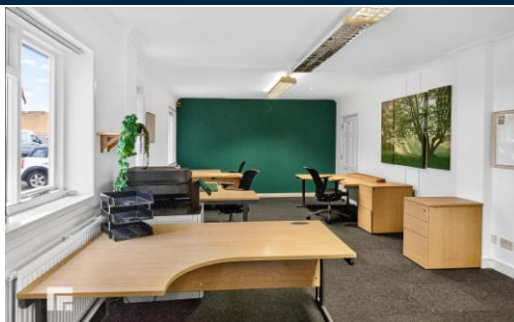
In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the rental amount. Prospective tenants are advised to determine the VAT implications prior to entering into any agreement.

ANTI-MONEY LAUNDERING

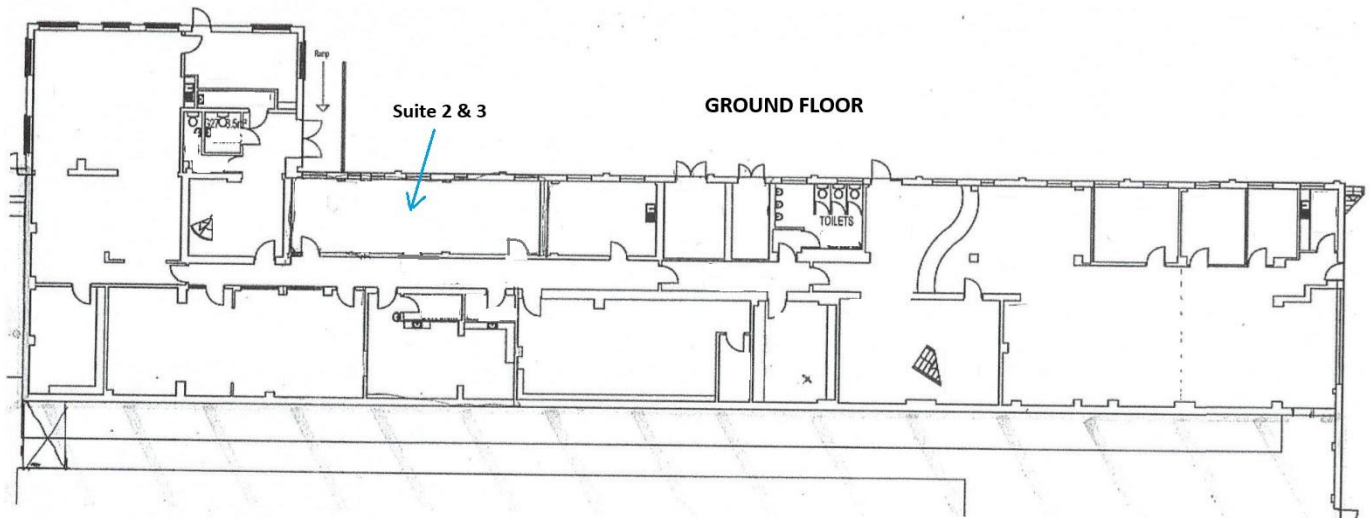
The successful tenant will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations.



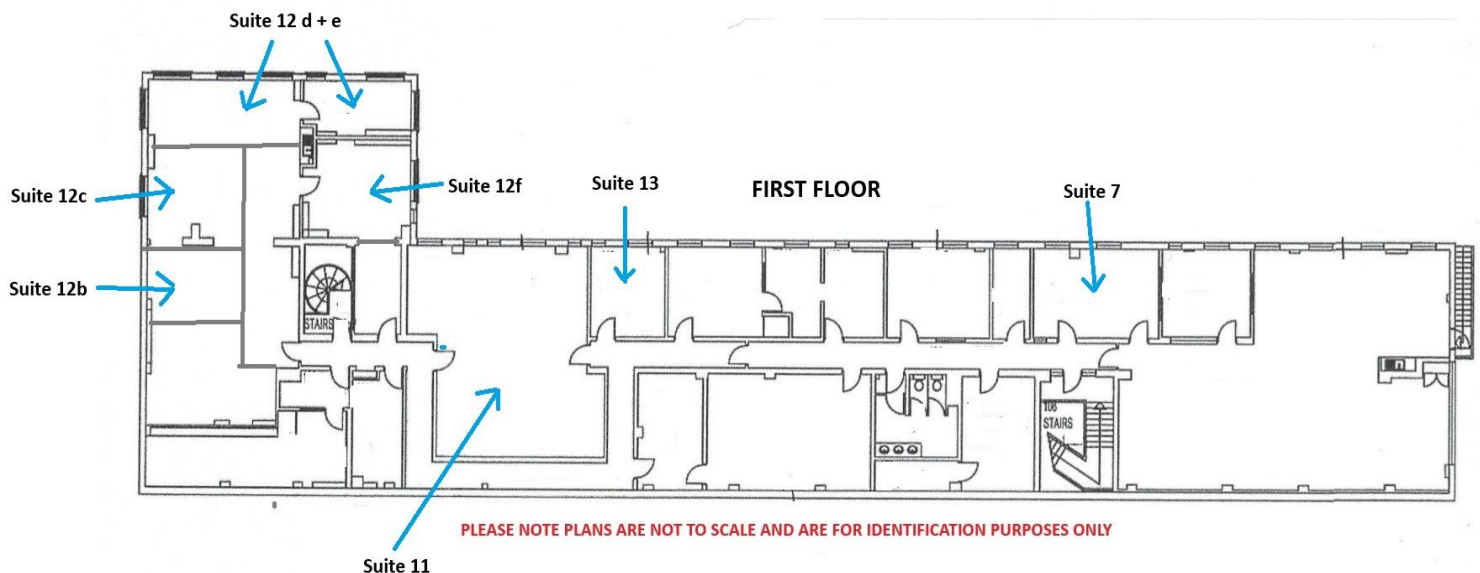
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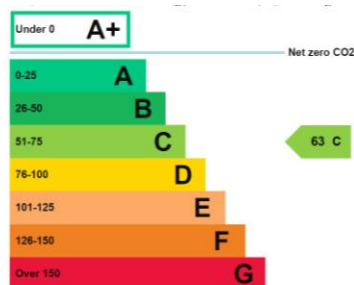
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PLEASE NOTE PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY



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CARDIFF 029 2046 5466

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



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