

## TO LET CITY CENTRE OFFICES WITH PARKING

84.89 sq.m. (914 sq.ft.)



**5-7 Museum Place, Cardiff. CF10 3BD**

- Prime City Centre Location
  - Flexible Lease Terms
  - Parking to rear
- (additional parking available under separate agreement)

**Rent £13,250 pax**

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## 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).

## DESCRIPTION

The accommodation comprises second floor offices to a three storey bay fronted property with 2 allocated car parking spaces to the rear (Further spaces may be available by way of a separate license agreement).

Internally the offices are fitted with fluorescent strip lighting, intercom access, carpeting throughout, and benefit from demised kitchen and shared W.C. facilities. The property is alarmed and benefits from Gas Central Heating.

## ACCOMMODATION

The accommodation briefly comprises:

Office LHS	43.54 sq.m. (469 sq.ft)
Office RHS	41.35 sq.m. (445 sq.ft)
<b>Total Approximate Area</b>	<b>84.89 sq.m. (914 sq.ft)</b>
Demised teapoint/kitchen facility	
Shared W.C. Facilities	

## TENURE/TERMS

The accommodation is available on an Internal Repairing and Insuring basis for a flexible term of years to be negotiated.

## SERVICE CHARGE

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

**C: 67**

Copy certificate 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.

## V.A.T.

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

## SUBJECT TO CONTRACT AND AVAILABILITY

## VIEWING STRICTLY BY APPOINTMENT ONLY

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

