

## TO LET

# Newly Refurbished City Centre Office Suites

37 - 236 sq.m. (398 – 2,538sq.ft.)



Office Suites 1 - 6, Churchill Villas

33-34 Churchill Way, Cardiff. CF10 2EA

- Newly Refurbished
- Excellent Transport Links
- Prime City Centre Location

**Rent from £750 pcm**

# 33-34 Churchill Way, Cardiff. CF10 2EA

## LOCATION

The properties are situated to Churchill Way in the heart of Cardiff City centre within a mixed area of commercial office, retail and residential properties. Churchill way is in close proximity to St Davids 2 shopping complex, Capitol shopping centre, The New theatre, Cardiff City Hall, Cardiff Museum and Cardiff's many hotels/café/restaurants.

The properties benefit from excellent transport links to the motorway network along with Queens Street Train Station and bus routes, accessible either on Churchill Way or within a few minutes walking distance.

## DESCRIPTION

Churchill Villas comprises three pairs of Victorian semi-detached properties consisting of ground floor newly refurbished office units with residential above. The Victorian villas have been completely refurbished to a high standard maintaining the original character and providing contemporary living and working within the centre of Cardiff.

The offices are open plan and benefit from laminate flooring, fluorescent strip lighting, tea point and W.C. facility.

## ACCOMMODATION

The accommodation briefly comprises:

Office 1	37sq.m. (398 sq.ft)	
Office 2	37sq.m. (398 sq.ft)	
Office 3	41sq.m. (441 sq.ft)	
Office 4	40sq.m. (430 sq.ft)	NOW LET
Office 5	41sq.m. (441 sq.ft)	
Office 6	40sq.m. (430 sq.ft)	

Individual GIA above includes W.C. and tea point facilities

Total Gross Internal Area 236 sq.m. (2,538 sq.ft)

Suites can be combined if required

## TENURE/TERMS

Leasehold - The accommodation is available on an Effectively Full 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 properties have EPC ratings of:

B

Copy certificates are 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.

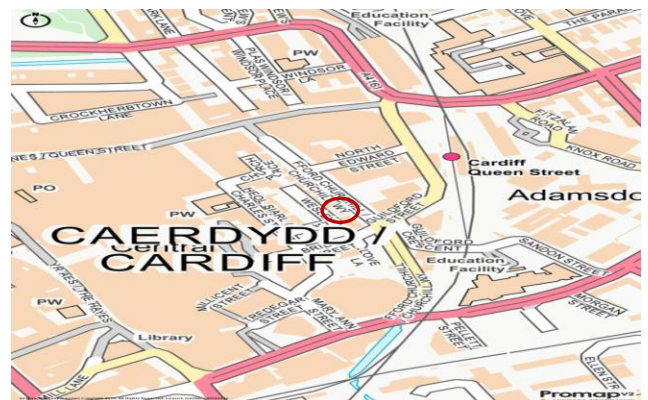
## V.A.T.

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

## SUBJECT TO CONTRACT AND AVAILABILITY

## VIEWING STRICTLY BY APPOINTMENT ONLY

<b>MGY</b>	<b>Hirons Morgan &amp; Yapp</b>
<b>02920 465466</b>	<b>02920 388988</b>
<a href="mailto:cheryl.vale@mgycy.co.uk">cheryl.vale@mgycy.co.uk</a>	<a href="mailto:mhirons@hmy.co.uk">mhirons@hmy.co.uk</a>



**Cardiff Bay 029 2046 5466**

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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd n or any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.