



## The Lofts

Fairoak House, Fairoak Road, Caerdydd, CF24 4YA

**To Let: Light and airy office space with green space views.**

**1,477 sq ft**  
(137.22 sq m)

- LED strip Lighting
- Kitchenette with white goods
- WC's
- Shower
- Open plan
- Exposed timber beams
- Coffee shop on ground floor

# The Lofts, Fairoak House, Fairoak Road, Caerdydd, CF24 4YA

## Summary

<b>Available Size</b>	1,477 sq ft
<b>Rent</b>	£19,000 per annum
<b>Rates Payable</b>	£5,189.50 per annum Interested parties are encouraged to make their own enquiries with the local rating authorities as an element of rates relief may apply.
<b>Rateable Value</b>	£9,700
<b>Service Charge</b>	Will not apply. Utilities are metered separately and charged in addition to the rent.
<b>Car Parking</b>	None
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (84)

## Description

The available accommodation is newly refurbished and located on the 1st floor, with its own dedicated entrance.

The office is ready for immediate occupation and provides a light and airy environment with peaceful green space views.

Specification includes: WC, Shower, Kitchen, Electric heating, Open plan, Exposed wooden beams, carpeted floors and double glazing windows.

## Location

The premises is located on an arterial commuter route from Cathays & Roath to the City Centre.

Cathays is an attractive suburb of Cardiff, based approximately two miles outside of the City Centre.

Fairoak Road benefits from high footfall from a large residential population and is situated close to the busy Crwys Road and Whitechurch Road shopping streets.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,477	137.22	Available
<b>Total</b>	<b>1,477</b>	<b>137.22</b>	



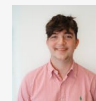
## Viewing & Further Information



**Mark Siddons**

029 2034 6361

mark.siddons@coark.com



**Max Wood**

02920346336

max.wood@coark.com