



The Old Bank, 46 - 48 Cardiff Road

Llandaff, Cardiff, CF5 2DT

TO LET: Office Accommodation in Llandaff

1,918 sq ft
(178.19 sq m)

- Perimeter Trunking
- Carpeted Floors
- Electric Radiators
- Double Glazing
- Demised WC & Kitchen Facilities
- Main road frontage

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Summary

Available Size	1,918 sq ft
Rent	£23,000 per annum
Business Rates	Est. £4.60 per sq.ft
Service Charge	Ground floor: £4,175 pa. Second Floor: £10,600 pa
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property provides a self-contained ground floor & second floor office space located in a highly prominent position on Cardiff Road.

Location

The property is located on Cardiff Road, Llandaff, an affluent suburb of Cardiff.

The amenities of the high street are a short walk away, and include many shops, cafes and restaurants.

Llandaff North train station is located approximately 1 mile to the North, and a regular bus service operates to the City Centre

Accommodation

Name	sq ft	sq m	Availability
Ground	1,202	111.67	Let
Ground	1,445	134.24	Let
2nd	1,918	178.19	Available

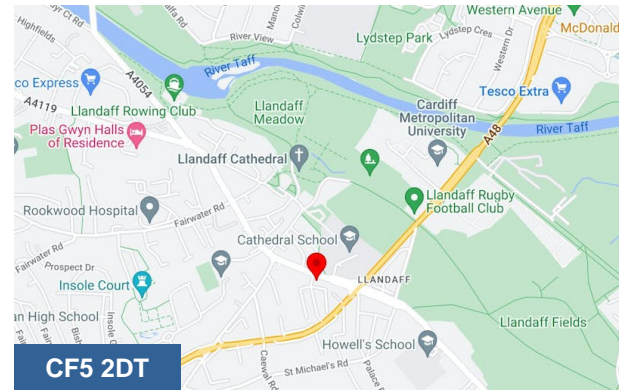
Terms

The property is available to lease for a term of years to be agreed.

Parking

Ground Floor: 1 spaces

Second floor: 3 spaces



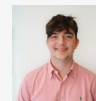
Viewing & Further Information



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