

OFFICE TO LET

59 Waterloo Road

Cardiff, CF23 9BL



Key Highlights

- 2,980 sq. ft
- End of Terrace
- Rear Stores/Garage
- May be Suitable for Alternative Uses (subject to Planning)
- Kitchen

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

The property comprises a 2 storey, end of terrace property, which provides predominantly modernised office accommodation with ancillary storage space, contained in a side store and rear garage.

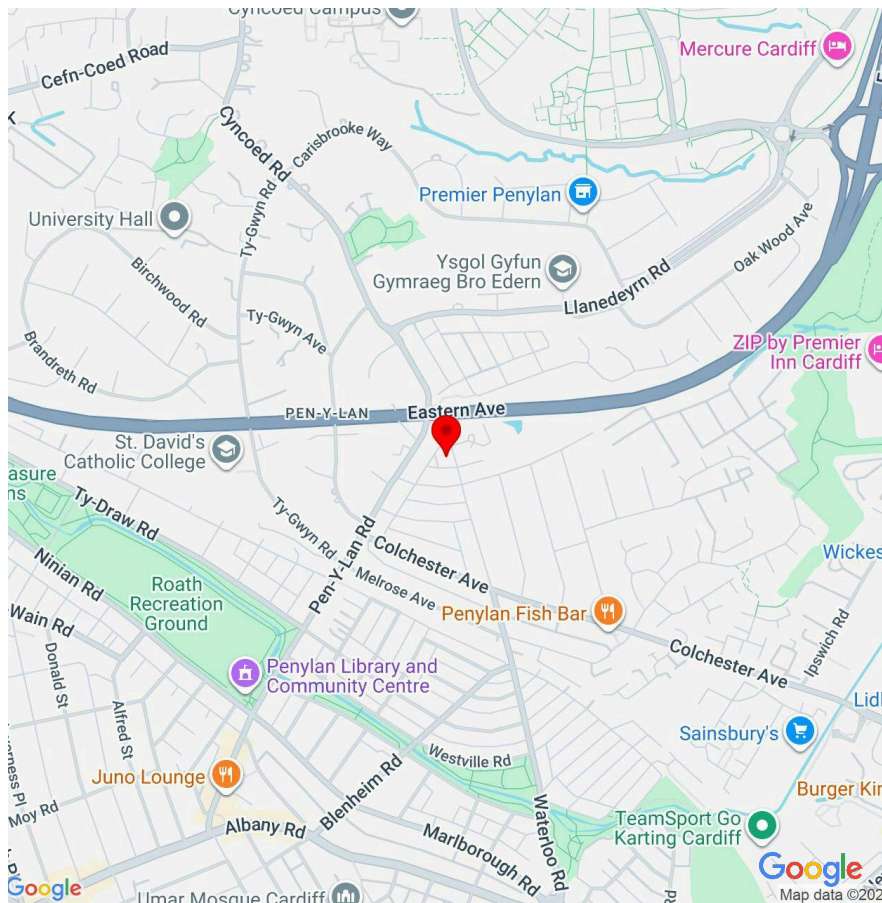
The property benefits from a modern kitchen/breakout area, gas central heating and wc's.

There is on site parking available opposite the property.

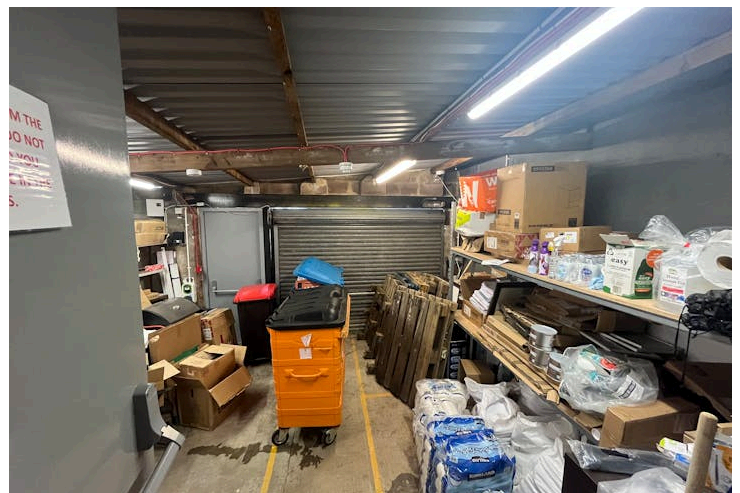
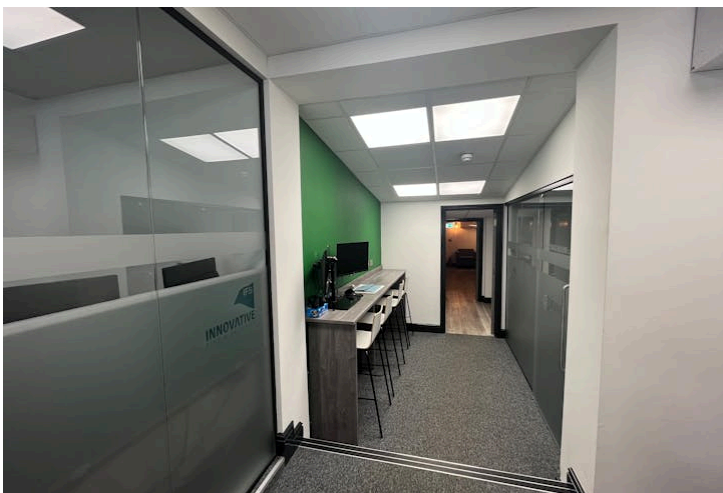
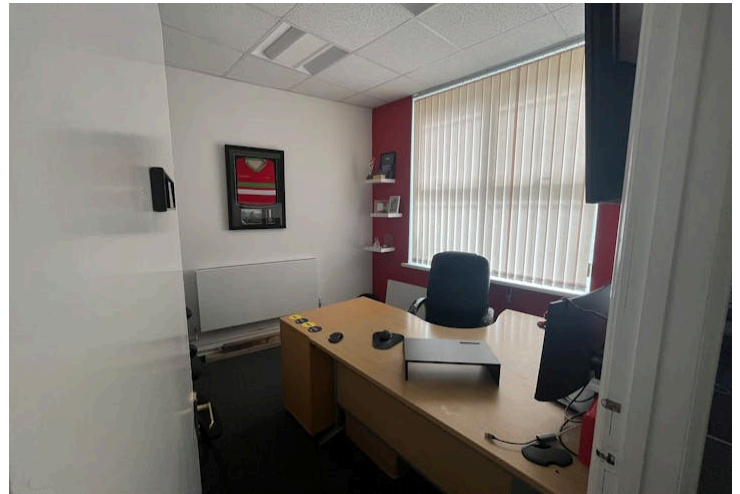
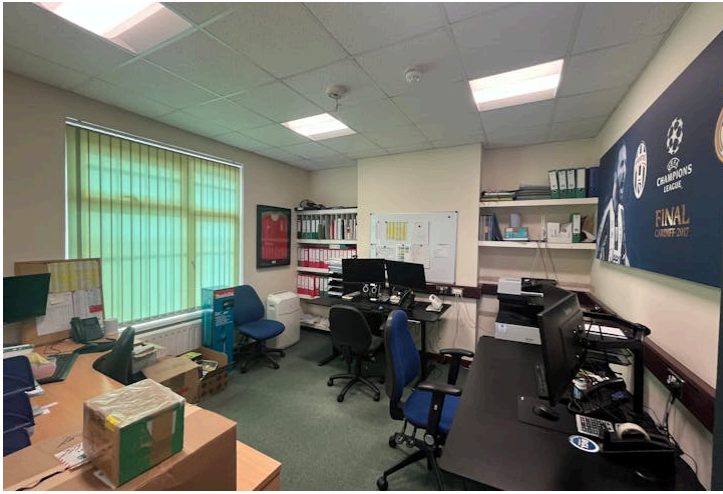
LOCATION

The property is located in a well-established residential and commercial area just to the east of Cardiff city centre. Waterloo Road lies within the district of Penylan, approximately 1.5 miles from Cardiff city centre. J30 of the M4 is approximately 3.8 miles from the property.

There are an excellent range of amenities within close proximity including Roath Park Lake (1.3 miles), a Sainsburys Supermarket (0.8 miles) and Wellfield Road/Albany Road, where a range of local and national retailers, bars and restaurants can be found (approx 1 mile).



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VIEWINGS

Via Savills or Calan Retail

TERMS

The property is available to let for a term to be agreed at a rent of £27,500 pa

BUSINESS RATES

Rateable Value: £22,250

Rates Payable: £4.69 per sq ft

EPC

The property has an EPC rating of B

CONTACTS

For further information please contact:

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