



128 Cowbridge Road West

Cardiff, CF5 5BT

£5,000 Per Annum

HARRIS & BIRT

**REDUCED RENT** - Opportunity to let a self contained first floor office suite, in a very popular location, with excellent road frontage. Internally the property comprises 3 No offices with a WC facility. The property is available immediately.

### Location

The property is located in the Ely area of Cardiff, approximately 3 miles west of Cardiff city centre. The property is situated among a small parade of shops on the busy Cowbridge Road West (A48), one of the main thoroughfares providing access to the city centre to the east and the A4232 link road to the west at Culverhouse Cross.

### Description

The property comprises self contained first floor office accommodation. The property includes three office units and a store/WC. Private side access to the first floor suite. The property is available immediately.

### Accommodation

The commercial unit is accessed via side door located off the main thoroughfare of Cowbridge Road West. The unit comprises an office space and store/WC area. From measurements taken on site we have calculated the following approximate floor areas. All areas on a Net Internal Area basis.

First Floor:-  
Office One: 8.3m<sup>2</sup>  
Office Two: 17.75m<sup>2</sup>  
Office Three: 11.5m<sup>2</sup>  
Store/WC: 5.59m<sup>2</sup>  
Landing: 1.62m<sup>2</sup>

Total First Floor NIA circa: 39.17m<sup>2</sup> (422ft<sup>2</sup>)

### Services

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing. The building benefits from gas central heating.

### Price

£5,000 per annum.

### Business Rates

We have made online enquiries of the Valuation Office who confirm the following

Rateable Value:

Rateable Value: £4,150

We advise all interested parties should make their own enquiries with the Valuation Office Agency and Local Authority in this regard. We understand that the property may qualify for an element of Business Rate relief under the Welsh Government Funded Rates Relief Scheme. Please note, the previous tenant benefited from 100% Business Rate Relief however, all enquiries should be made to Rhondda Cynon Taff Local Authority in this regard for confirmation.

### EPC Rating

EPC Rating: E (43)

### VAT

All figures quoted are exclusive of Value Added Tax (VAT). However, in this instance we understand that VAT is not currently payable.

### Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

### Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

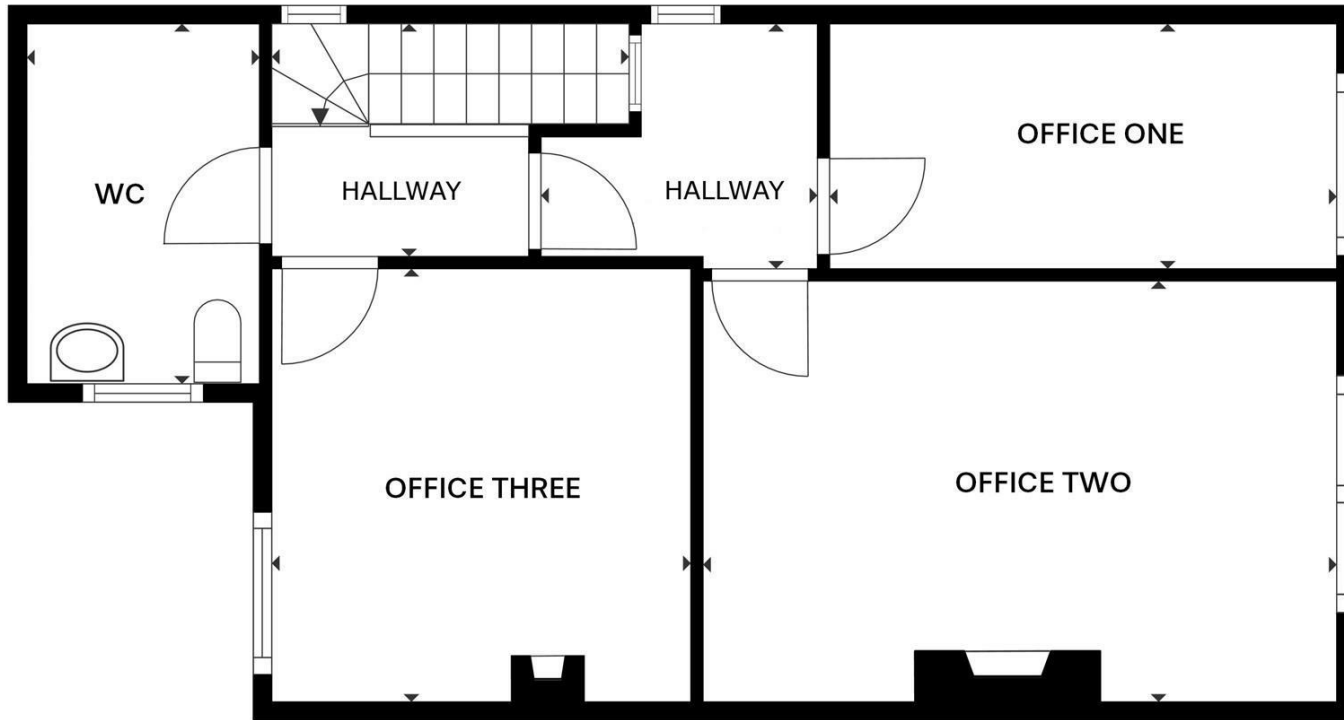
### Arrange a Viewing

Strictly by appointment only with the sole agents Harris & Birt.

Please contact our office on 01446 771777 or email [commercial@harrisbirt.co.uk](mailto:commercial@harrisbirt.co.uk) to arrange a viewing appointment.

Date of Brochure 24th August 2023. Ref: SJ/COM





FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		42	69
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

