

**39 The Parade**  
Roath, Cardiff, CF24 3AD

**To let: City centre period office, with parking.**

**1,755 sq ft**  
(163.04 sq m)

- Parking
- Period features
- City centre location
- Excellent public transport connections

# 39 The Parade, Roath, Cardiff, CF24 3AD

## Summary

Available Size	1,755 sq ft
Rent	£22,500 per annum
Rates Payable	£11,360 per annum
Rateable Value	£20,000
Service Charge	N/A
Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

## Description

The property is an attractive semi-detached period office building with some original features.

The office has been refurbished and provides good quality accommodation including the following specification:

- Carpeted floors - LED lighting - Perimeter Trunking - Gas heating - Kitchen - Male/Female WC

## Location

The property is located on The Parade in a prominent position a short distance from the junction with City Road which leads onto Newport Road.

The property provides convenient access to all the city's amenities with Queen Street's main retail thoroughfare a short walk away. There are several bus stops located nearby and Queen Street railway station is within a 5 minute walk.

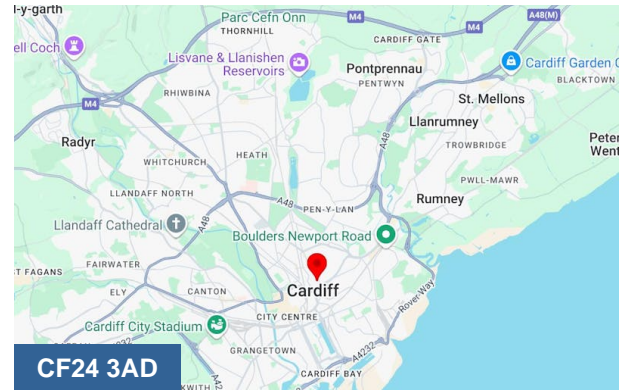
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	649	60.29	Available
1st	576	53.51	Available
2nd	550	51.10	Available
<b>Total</b>	<b>1,775</b>	<b>164.90</b>	

## Terms

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



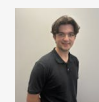
## Viewing & Further Information



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