



Abacus House, Caxton Place

Cardiff, CF23 8HA

To Let: Refurbished office accommodation available on flexible terms

3,855 sq ft
(358.14 sq m)

- Air Conditioning (heating and cooling)
- Ready for immediate occupation
- LED lighting
- Kitchen facilities
- Male, Female & Disabled WC Facilities
- Furnished options available
- All inclusive package available
- Parking (1:250 sq.ft)

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Summary

Available Size	3,855 sq ft
Rent	£12.50 per sq ft
Business Rates	Available on request
Service Charge	£4.73 per sq ft
Car Parking	Approx. 1: 250 sq.ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (87)

Description

Abacus House provides high quality office accommodation, with a range of suites available on flexible terms.

The offices specification includes:

Suspended ceilings, LED lighting, Air-conditioning, Carpeted floor coverings, Perimeter trunking, Gas central heating Male, female & disabled WC toilets & kitchen facilities.

The offices are available on flexible terms.

Location

Abacus House is an office building in the suburb of Pentwyn. The location provides excellent road access to Cardiff City and the M4 being 1 mile south of junction 30 and close to the A48 which provides easy access to Cardiff City Centre (5 miles) and junction 29 of the M4 motorway (4 miles).

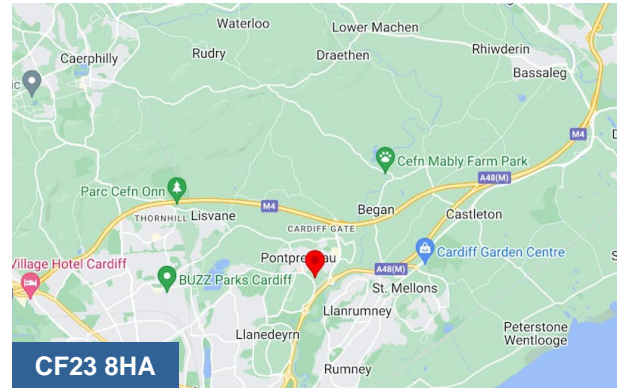
There are also frequent buses connecting to and from Cardiff City Centre nearby.

Accommodation

Name	sq ft	sq m	Availability
Ground	3,855	358.14	Available
Total	3,855	358.14	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



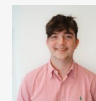
Viewing & Further Information



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