

Office To Let
From:
£280 pcm



19-23 Cardiff Road
Taffs Well
Cardiff
CF15 7RB

02921 660010

www.rjcharteredurveyors.co.uk

LOCATION

The property is situated on Cardiff Road in the centre of Taffs Well, a popular residential area north of Cardiff. Taffs Well can be accessed via the A470 and the A4054 Cardiff Road. The A470 is less than half a mile from the property which gives direct access onto the M4 Motorway at Junction 32 and beyond to Cardiff city centre. Notable occupiers close to the property include the Post Office and Co-op convenience store.

ACCOMMODATION SCHEDULE & RENTS

ROOM	SQ.M	SQ.FT	RENT PCM
G1	14.4	155	£400
1	9	97	£280
1A	17.6	189	£390
2	17	184	£390
3	14.4	155	£380
4	14.4	155	£380

DESCRIPTION

The available office suites are located at ground and first floor level with access via single staircase. The specification of the offices is as follows;

- + Electric heaters
- + UPVS double glazed windows
- + Carpeted throughout
- + Intruder alarm
- + Male & female WC's
- + Fire alarm system with fire extinguishers
- + Emergency lighting system
- + Fibre enabled broadband



RATES

Incoming Tenants will be responsible for the payment of business rates and should make their own enquiries of Cardiff Council Non-Domestic Rates Department. Most occupiers will qualify for 'small business relief'

TENURE

The offices are available on flexible licence agreements for a term to be agreed.

RENT

As per schedule. Rents are inclusive of building insurance, cleaning of common parts & water supply.

EPC

Available on request

VIEWINGS & FURTHER INFORMATION

LIAM SLATER MRICS

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SUBJECT TO CONTRACT & AVAILABILITY

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
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