

TO LET

Office

**Lambert
Smith
Hampton**

Ground Floor Office Accommodation on Popular Cardiff Street

12 Cathedral Road, Pontcanna, Cardiff CF11 9LJ



1,440 Sq Ft (133.78 Sq M)

- ✓ £10.50 sq ft
- ✓ External access ramp
- ✓ Perimeter trunking
- ✓ Kitchen area
- ✓ Male, Female and Disabled WC
- ✓ Car parking available



Lambert Smith Hampton
3 Callaghan Square, Cardiff CF10 5BT T: 029 2049 0499

12 Cathedral Road, Pontcanna, Cardiff, South Glamorgan

CF11 9LJ



LOCATION

The property is situated in a prominent position on Cathedral Road, an established professional location for a variety of office occupiers. Cathedral Road is a short distance to Cardiff city centre whilst the M4 is located c.4 miles to the north.

DESCRIPTION

The purpose built office building currently has an available suite located on the ground floor which is offered via a sub lease expiring on 23rd June 2021. The suite features open plan office space, fully carpeted with perimeter trunking, demised toilets and a kitchenette.

- £10.50 sq ft
- External access ramp
- Perimeter trunking
- Kitchen area
- Male, Female and Disabled WC
- Car parking available
- Suspended ceilings
- Video phone entry system



ACCOMMODATION

The ground floor has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following net internal floor area:

Net internal areas	sq ft	sq m
Ground Floor	1,440	133.78
Total	1,440	133.78

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

All interested parties are advised to rely on their own enquiries with the local billing authority.

TERMS

The suite is available at a rent of £10.50 per sq ft

05-Oct-2017

www.lsh.co.uk

© Lambert Smith Hampton

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

**Lambert
Smith
Hampton**

Ed Cloke
029 2052 3021
ecloke@lsh.co.uk

David Jones
029 2049 0499
DJJones@lsh.co.uk