

**HIRONS**  
**MORGAN**  
**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

# To let

Two small office suites/studio  
accommodation and storage



26-28 Dalcross Street  
Cardiff  
CF24 4SD

 **029 20 388988**

## Location

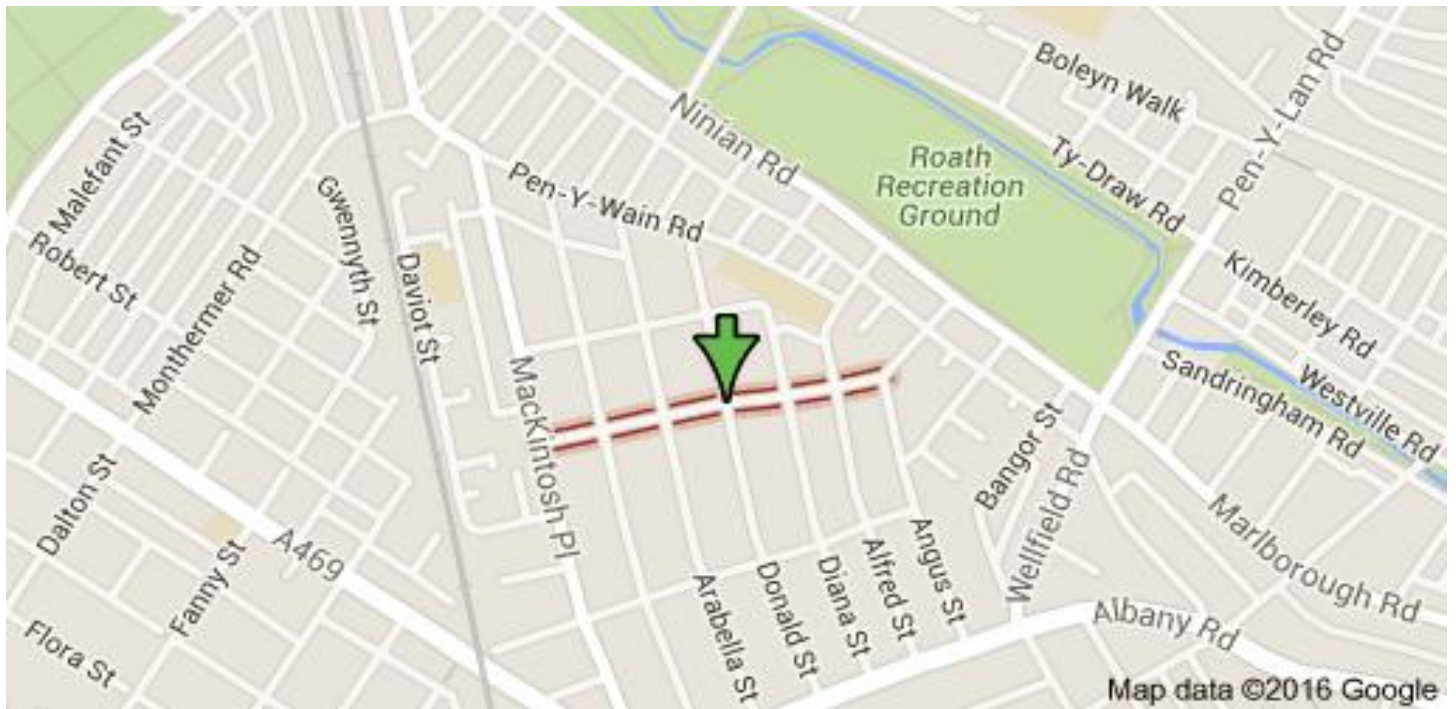
The property is located in a prominent position on Dalcross Street, Roath, in close proximity to Cardiff city centre.

It is conveniently located to serve all parts of Cardiff and the busy shopping streets of Albany Road and Wellfield Road are within easy walking distance.

## Terms

The suites are available to let individually or combined for a term to be agreed as follows:

First floor office suite £5650 per year  
Rear studio and stores £6400 per year



## Description

The property comprises an updated office suite at first floor and a first floor studio/office at first floor with stores below.

The office specification includes plastered and painted walls and ceilings, fluorescent lighting, electric heating together with wc/ancillary accomodaton.

The rear studio is open plan and has secure stores below at ground floor

## Rateable values

First floor front £6650

Rear studio and stores £10000

Rates payable 2016/17 48.6p /£

Small business rates relief may apply

## Energy performance certificate

Rating 114 within band E

## Viewing

Contact Mark Hirons

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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