

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

TO LET

**Refurbished office building
with parking**



**38 The Parade
Cardiff CF24 3AD**

 **029 20 388988**

Location

The property is located at the western end of The Parade close to the junction with City Road, a short walk from Cardiff city centre and Queen Street railway station.

Communications are first class with Newport Road providing access to the A48(M) and M4 motorway beyond.

Accommodation

Ground	26 sqm	278 sqft
First rear	27 sqm	289 sqft
First front	35 sqm	381 sqft
Second	36 sqm	391 sqft
TOTAL	124 sqm	1339 sqft

Rates

To be assessed



Description

The property comprises a three storey semi detached building of traditional stone construction and pitched slated roof. It has been refurbished to include

- Open plan office areas
- Perimeter trunking
- Gas central heating
- LED lighting
- Fully carpeted
- Male/female/disabled wcs
- Kitchen
- Ramp access to front

Car parking

Four car spaces are included

EPC

Available shortly.

Terms

The property is available on a new lease at a rental of £19500 per year payable quarterly in advance.

Viewing

Contact Mark Hiron

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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