

# TO LET

## OFFICES

1,413 Sq Ft (131.30 Sq M)



- TO BE REFURBISHED, OR SUBSTANTIAL RENT FREE PERIOD AVAILABLE IF TAKEN AS SEEN (Subject to covenant and terms)
- AVAILABLE ON COMPETITIVE TERMS TO CHARITIES
- OF INTEREST TO SOLICITORS, ACCOUNTANTS, ARCHITECTS, FINANCIAL ADVISERS, ETC
- ADJACENT TO NUMEROUS NATIONAL RETAILERS, ESTATE AGENCIES AND BANKS

**1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floors**  
**38 Albany Road**  
**Cardiff CF24 3RQ**

Commercial Agency • Professional • Development • Investment • Valuation

## LOCATION

Cardiff is the capital and main commercial centre within Wales, located just off the M4 motorway. The capital city is located approximately 42 miles west of Bristol and 41 miles east of Swansea. The city has excellent road and rail links, and also benefits from an international airport.

Albany Road is located in Roath, a thriving suburb of Cardiff. The surrounding area provides a mixture of retail and office accommodation with occupiers including Churchill Properties, CPS Homes, Halifax and Coffee #1 as well as many others.

## DESCRIPTION

The upper floors are situated above Threshers Off-Licence, overlooking Albany Road. The entrance to the upstairs accommodation is accessed from Plasnewydd Road which links with Albany Road.

The office accommodation is mainly cellular throughout, providing a combination of large and small office areas, with a staircase leading from the ground to the top floor.

The first floor provides one large office with bay window overlooking Albany Road, with a smaller office overlooking Plasnewydd Street. There are kitchen and toilet facilities to the rear. The second floor comprises 3 office areas with the third floor providing an area which could be used as an office or as storage.

## ACCOMMODATION

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6<sup>th</sup> Edition) as follows:

DESCRIPTION	SQ M	SQ FT
<b>First Floor</b>		
Offices & Kitchen	59.74	643
<b>Second Floor</b>		
Offices	48.94	527
<b>Third Floor</b>		
Offices/ Storage	22.62	243
<b>TOTAL AREA</b>	<b>131.30</b>	<b>1,413</b>

## CONDITION

The premises have not been occupied for some time and it is the landlord's intention to refurbish once an occupier has been found and suitable terms agreed. Therefore, prospective tenants have the ability to discuss their requirements and preferences prior to refurbishment.

In addition, there may also be an opportunity for a prospective tenant to take a lease on the premises in their current condition in return for a rent free period, subject to suitable terms being agreed.

## RATES

The VOA website shows a rateable value for the premises of £2,950. Therefore, we believe the rates payable for 2009/2010 are circa £1,442.

Interested parties should make their own enquiries to Cardiff Council to confirm the actual rates payable.

## LEASE TERMS

The premises are available by way of a new FRI lease for a term of years to be agreed, subject to periodic rent reviews.

## QUOTING RENT

Details on application.

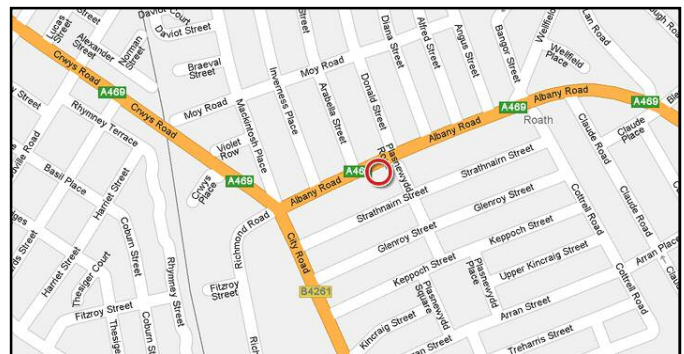
## VAT

VAT is not payable at present.

## LEGAL COSTS

The ingoing tenant to bear the cost of the landlord's legal costs.

## LOCATION PLAN



## VIEWING/FURTHER INFORMATION

Strictly by prior appointment with the sole agents.

For further information, please contact;

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