



# GROUND FLOOR AND BASEMENT

WITH CAR PARKING PLACE  
107.6 SQ M (1,156 SQ FT)

# 46 CARDIFF ROAD

## Llandaff, Cardiff

- Opposite High Street in the centre of Llandaff and adjacent to HSBC Bank.
- Lease expiry 21st February 2008
- Accessible location for the city centre, M4 and Llantrisant
- Close to the BBC studios
- Accommodation comprising: 4 Offices; 1 Meeting Room; Kitchen and Toilets



**ROBERT CHAPMAN  
& COMPANY**

**029 2055**



## LOCATION

These offices are located in a prominent position on Cardiff Road, adjacent to HSBC bank and forms part of Llandaff Village, 5 minutes from the City Centre.

The A48 is easily accessible (Cowbridge Road West and Western Avenue) providing good communications throughout the area: to include the A4232 (PDR); A470 (Northern Avenue) giving access to the M4; and Llantrisant Road giving access to Llantrisant and the Valleys.

## DESCRIPTION

Incorporated with a purpose built four storey office building, it comprises 4 offices, a meeting room, kitchen and toilets (3 cubicles and 3 wash-hand basins) together with a basement / storage area.

Externally, to the rear of the building, there is one car parking space.

## ACCOMMODATION

	Sq m	Sq ft
Ground Floor	79.7	856
Basement	27.9	300
<b>Total</b>	<b>107.6</b>	<b>1,156</b>

## SERVICES

Water, electricity, mains drainage and telephone

## TERMS

The existing under-lease expires on 21st February 2008. There is an obligation during the term of the lease to *well and substantially.. repair cleanse and keep in good and substantial repair and condition the interior of the demised premises....* The rent passing is £8,704.

## SERVICE CHARGE

The service charge payable is £1,023.

## RATEABLE VALUE

We understand that the rateable value is £7,300 with rates payable of £3,037.30.

## FIXTURES AND FITTINGS INCLUDED

Heaters, lighting, burglar alarms (contract with Chubb can be renewed by the 'ingoer'), carpets, window blinds, fire alarm and telephone equipment (Our client is happy to have a separate discussion about chairs, desks and filing cabinets).

## LEGAL COSTS

Each party will bear their own legal costs.

## VIEWING

This is strictly by appointment with the sole agents. Contact Robert Chapman: 02920 553108.



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## INDEPENDENT COMMERCIAL PROPERTY CONSULTANTS

### CONTACT:

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