

# Offices

savills

107 Cowbridge Road East, Cardiff, CF11 9AG

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## TO LET

- 405.32 sq m (4,363 sq ft)
- Good quality office accommodation.
- Parking to the rear
- Prominent location at the junction of Wellington Street and Cowbridge Road East.

### For Further Information:

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## Location

The property is located on the inter-section between Cowbridge Road East and Wellington Street, approximately one mile from Cardiff city centre. It benefits from excellent access to the city centre as well as Junction 33 of the M4 motorway, via the A48 and A4232. Ninian Park Railway Station is situated just 0.5 miles from the property, which is just one stop from Cardiff Central Railway Station.

## Description

107 Cowbridge Road East comprises an attractive Grade II listed office building with the accommodation situated on the ground, first and second floors. The accommodation consists of a mix of cellular and open plan office space, which benefits from a specification including; carpeted floors, gas central heating, kitchen facilities, passenger lift and male, female and disabled WC's.

## Accommodation

Ground	155.91 sq m	(1,678 sq ft)
1 <sup>st</sup> floor	161.42 sq m	(1,738 sq ft)
2 <sup>nd</sup> Floor	87.99 sq m	(947 sq ft)
<b>Total:</b>	<b>405.32 sq m</b>	<b>(4,363 sq ft)</b>

The suites are available separately or combined.

## Terms

The office is available to let by way of a new lease for a term to be agreed. The property is also available for sale. Further details on request.

## Rent/Price

Rent: £10.00 per sq ft

Price: £900,000

## Business Rates

Rateable Value: £43,500 per annum

Rates Payable (17/18): £21,707 per annum



## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.

## EPC

The property has an Energy Performance Rating of 93 (D Rating). A copy of this can be provided on request.

## Viewings

Strictly by appointment with Savills.

### For Further Information:

### Subject to contract

Mar 2017

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