

# Offices

savills

Unit 13, Coopers Yard, Curran Yard, Curran Road, CF10 5NB

savills.com



## TO LET

- 101.64 Sq M (1,094 sq ft)
- City centre location
- First floor office
- Good quality offices
- Secure site with parking

### For Further Information:

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## Location

13 Coopers Yard, is located in Cardiff's Enterprise Zone business district, in the city centre. It benefits from being within close proximity of Cardiff Central Railway Station and Cardiff's main retail areas including St Davids 2 and John Lewis. There is also a wide range of bars and restaurants nearby within Mill Lane and surrounding areas. Nearby occupiers include British Gas, Lloyds Bank, Eversheds, Deloitte and Arriva Train Wales.

## Description

The property comprises a two storey semi-detached building set within a gated courtyard, with the available suite located on the first floor. The accommodation provides good quality office space with a specification including; suspended ceilings with recessed fluorescent lighting, carpets, intercom system, gas central heating, male, female and disabled WC's and kitchen facilities on each floor.

## Accommodation

	<b>Sq M</b>	<b>Sq Ft</b>
First Floor:	102	1,094 (IPMS)

## Parking

3 parking spaces will be allocated

## Terms

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

## Rent

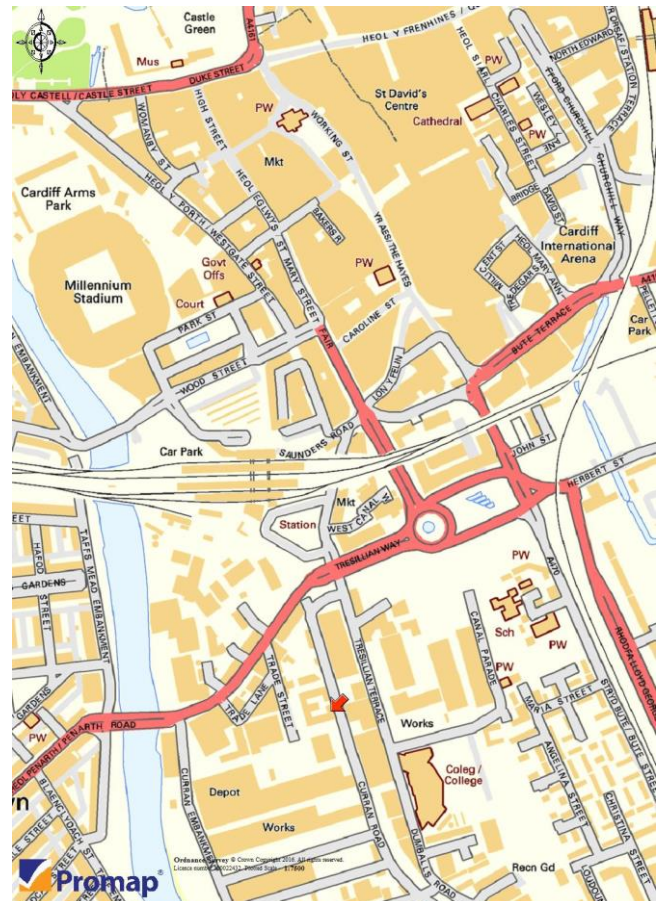
On application

## Business Rates

The incoming tenant will be responsible for the business rates.  
 Current Rateable Value (20/21): £10,500 per annum  
 Current Rates Payable: £5,618 per annum

## Estate Service Charge

An estate service charge will be payable. Further details are available on request.



## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.

## EPC

The offices have an Asset rating of 66 (C Rating).

## Viewings

Strictly by appointment with Savills.

### For Further Information:

### Subject to contract

**Sep 20**

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