

OFFICE UNITS CLOSE TO THE CITY CENTRE

TO LET

**burnett
davies**

Chartered Surveyors

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

Email: enquiries@burnettdavies.com
www.burnettdavies.com



WILLIAMS COURT TRADE STREET CARDIFF. CF10 5DQ

- * Brick built units
- * On site parking
- * Attractive courtyard setting
- * Flexible terms subject to negotiation

Particulars

Contact: 029 2062 1162



LOCATION

Williams Court, Trade Street is situated off Penarth Road on the fringe of the City Centre. Adjoining occupiers include Zurich, Black Horse, Big Yellow Storage.

Cardiff central bus and train stations are within 5 minutes walking distance as is the City Centre.

DESCRIPTION

The offices units are situated within the two brick built period buildings facing Trade Street. Set out over two and three storey buildings and benefiting from allocated on site parking.

Units 1, 2 and 9 are located in one building and can be rented in whole or in part. Units 3 and 4 are located in the opposite building and are available in whole or in part

ACCOMMODATION

	SQ.MT	(SQ.FT)
Unit 1	23.22	(249.77)
Unit 2	50.92	(547.89)
Unit 9	29.57	(318.00)
Total:	103.71	(1,115.66)

RENT

Unit 1:	£4,000 per annum, excl
Unit 2:	£6,500 per annum, excl
Unit 9:	£4,500 per annum, excl
Total:	£15,000 per annum, excl

TERMS

The offices are available by way of a new repairing and insuring lease on terms to be agreed.

VAT

VAT will be charged where applicable.

RATES

We understand from the Local Authority that the units are described as 'Offices and Premises' with the following Rateable Values:

Units 1 & 2:	£9,200
Unit 9:	£4,250

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

SERVICE CHARGE

A service charge is applicable, further details are available upon request.

ENERGY PERFORMANCE

The property is awaiting assessment.

VIEWINGS

Strictly by prior appointment. For further information please contact Commercial Agency at;

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Subject to contract and availability.



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Please note that VAT may be added to any sale price or rent quoted.

It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.