

# OFFICE UNITS CLOSE TO THE CITY CENTRE

## TO LET

**burnett  
davies**

Chartered Surveyors

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## 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**

	<b>SQ.MT</b>	<b>(SQ.FT)</b>
Unit 1	23.22	( 249.77)
Unit 2	50.92	( 547.89)
Unit 9	29.57	( 318.00)
<b>Total:</b>	<b>103.71</b>	<b>(1,115.66)</b>
Unit 3 – 4	188.70	(2,030.41)
<b>Total:</b>	<b>188.70</b>	<b>(2,030.41)</b>

**RENT**

Units 1:	£4,000
Unit 2:	£6,500
Unit 9:	£4,500
<b>Total:</b>	<b>£15,000</b>
<b>Units 3-4:</b>	<b>£19,500</b>

**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
Units 3-4:	£17,750

**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;

**Burnett Davies**  
**21 Penline Road,**  
**Whitchurch,**  
**Cardiff**  
**CF14 2AA**

**Tel: 029 2062 1162**  
**Fax: 029 2062 1141**  
**Email: [agency@burnettdavies.com](mailto:agency@burnettdavies.com)**

Subject to contract and availability.



Disclaimer: Burnett Davies for themselves and for the vendors or lessors of these assets, give notice that:

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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.