



To Let

Office unit with generous parking

East Tyndall Street, Cardiff, CF24 5EA

- 191.7 sq m (2,064 sq ft)
- Two storey office unit
- Secure parking for a minimum of 12 cars
- Comfort cooling in part

029 2049 2492

Emperor House, Scott Harbour, Pierhead Street, Cardiff, CF10 4PH
email: cardiff@knightfrank.com

Location

The property is situated on East Tyndall Street (CF24 5EA) within 2 miles of Cardiff city centre. Situated opposite the Maltings, local occupiers include: Magnet, Howdens Joinery and is located in close proximity to the popular Ocean Park trading estate.



Description

The property comprises a two storey semi-detached office unit that benefits from:

- Central ground floor reception
- Secure parking for minimum of 12 vehicles
- Comfort cooling (in part)
- Ingress lighting
- Kitchen
- WC facilities on both floors
- Sauna

Services

The offices benefit from mains services, the cost of which will be included in the rent.

Accommodation

| Description | Sq M | (Sq Ft) |
|----------------------|--------------|----------------|
| Ground Floor Offices | 89.41 | (962) |
| First Floor Offices | 102.3 | (1,102) |
| Total | 191.7 | (2,064) |

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Terms

Available on a new lease, for a term to be agreed.

Rent

Rent on application

Business Rates

The tenant will be responsible for the payment of business rates:

Rateable Value:
Office & Premises £17,250 (2017 List)

Energy Performance Certificate

The property has an EPC rating of E (104).

VAT

VAT will be charged at the prevailing rate.

Viewing / Further Information:

Please contact Knight Frank:

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