

FIRST FLOOR OFFICES TO LET

8/10 WELLFIELD ROAD CARDIFF

Location

The premises are situated on Wellfield Road in the highly populated suburb of Roath, approximately 2 miles from Cardiff City Centre.

Accommodation

The property comprises a self contained office suite with direct access from Wellfield Road.

The accommodation is potentially open plan but is currently partitioned to provide the following offices:-

Office 1	112 sq. ft (10.4m ²)
Office 2	225 sq. ft (20.9m ²)
Office 3	158 sq. ft (14.7m ²)
Office 4	203 sq. ft (18.8m ²)
Total	698 sq. ft (64.8m²)

The premises have the benefit of electric storage heaters and are double glazed at the front.

Lease

The premises are available by way of a new 5 year effectively full repairing and insuring lease.

Rent

£7,500 per annum exclusive

Rates

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value	£4,400.00
Rates Payable (2009/2010)	£2,151.60

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

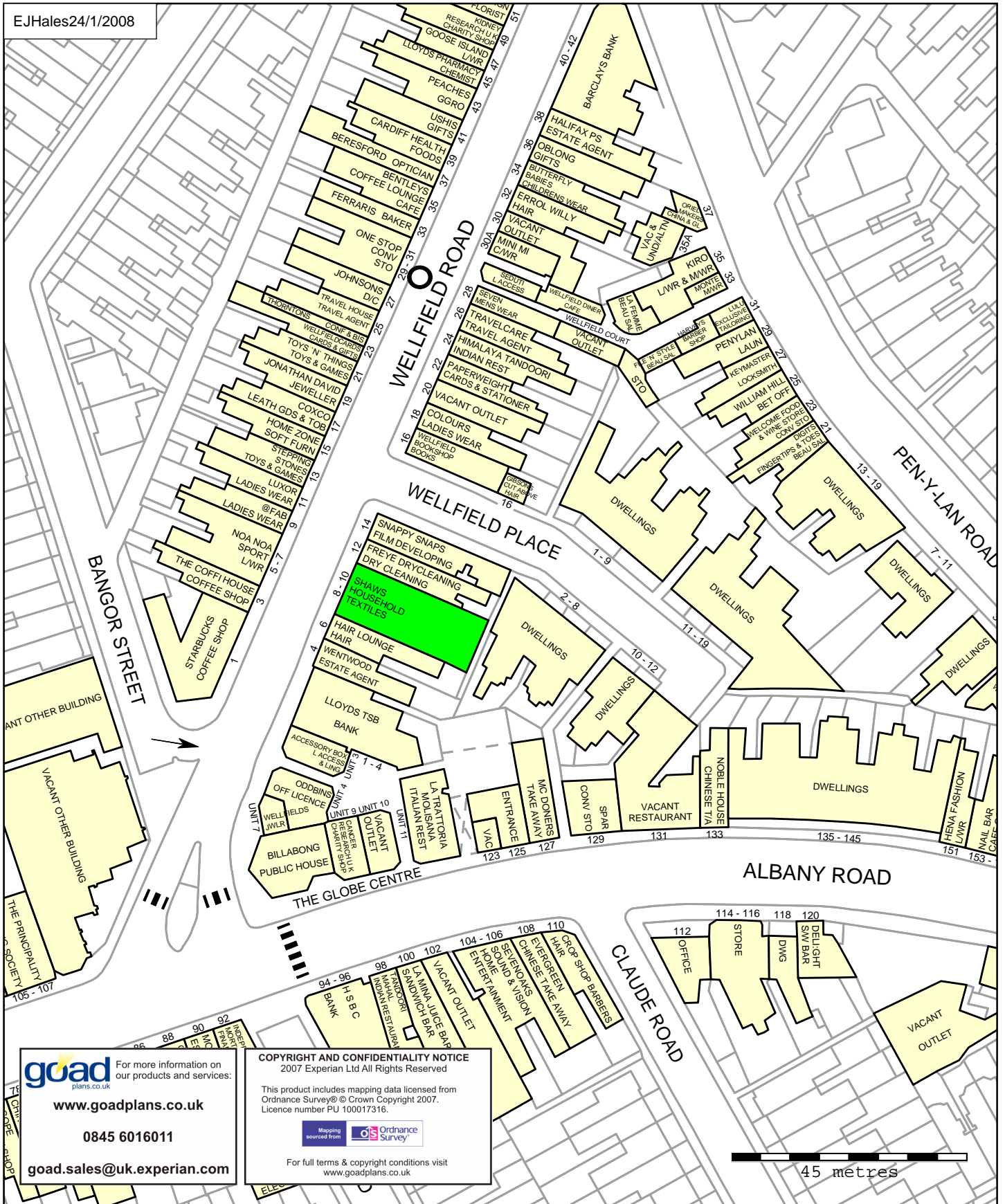
VAT

All figures quoted are strictly exclusive of VAT where applicable.

Viewing

Strictly by appointment through E J Hales contact:-

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