



46-48 Charles Street

Cardiff, CF10 2GE

To Let: City centre office available on flexible terms.

935 sq ft
(86.86 sq m)

- Central location
- Flexible terms available
- Numerous leisure and retail amenities available on door step
- Excellent public transport connections
- Self contained

Summary

Available Size	935 sq ft
Rent	£9,500 per annum
Rateable Value	£3,300 The suite is eligible for small business rate relief.
Service Charge	Details available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The offices comprise third floor office space with a mixture of open plan offices, with some partitioned cellular offices.

The specification includes wall mounted power and data sockets and LED lighting.

The suites are fully carpeted and there is an intercom system.

The property is multi occupied and is accessed via a communal entrance off Charles Street.

Location

The property is situated on Charles Street in the close proximity to the various business districts and retail centres of St David's 2 Shopping Centre, Queen Street and St Mary Street.

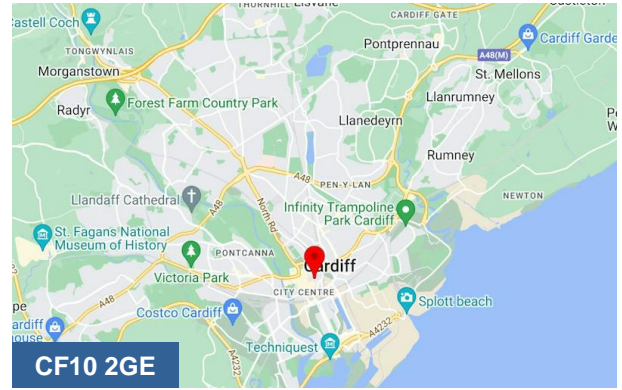
The property is ideally located to benefit from public transport including the nearby Cardiff Queen Street railway station and various bus stops providing links throughout the City and beyond.

Accommodation

Name	sq ft	sq m	Availability
3rd	935	86.86	Available
Total	935	86.86	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



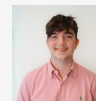
Viewing & Further Information



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