



Charterhouse 1

First Floor, Links Business Park, Fortran Road, St Mellons, Cardiff, CF3 0LT

To Let: self contained first floor accommodation ready for immediate occupation.

1,945 sq ft
(180.70 sq m)

- On-site parking for 5 cars
- LED Lighting
- Kitchen facilities
- Demised WCs
- Carpeting Throughout
- Double Glazing
- Suspended Ceiling
- Gas Central Heating

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Summary

Available Size	1,945 sq ft
Rent	£20,000.00 per annum
Rates Payable	£3.76 per sq ft TBC
Rateable Value	£13,000
Service Charge	£6.70 per sq ft Includes all utilities
Car Parking	5 spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

The property comprises first floor self contained office accommodation, split into two main open plan areas, with a separate meeting room. In addition there are demised toilet facilities and a generous sized staff/kitchen area.

Location

The property is located on the St Mellons Business Park- a well established Business Park on the eastern side of the City of Cardiff. The area has good access to the M4 Motorway via the A48 and into the City Centre of Cardiff and Newport. There is good public transport the area via bus services.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,945	180.70	Available
Total	1,945	180.70	

Viewings

Strictly by appointment through Cook and Arkwright agents.



Viewing & Further Information



Mark Siddons

029 2034 6361

mark.siddons@coark.com