

An attractive suite of refurbished, centrally heated offices, occupying the third floor of this attractive Victorian property. Total floor area is approximately 472 square feet.



**39 Charles Street
Cardiff
CF10 2GB**

RENT: £5,000 per annum
The letting includes one car parking space

Location

Charles Street is situated in the centre of Cardiff, off Queen Street, and is adjacent to the expanding St David's Centre, Cardiff's premier shopping mall.

This attractive tree lined road comprises both Victorian and modern buildings and is in a conservation area.

Queen Street and the St David's Centre are home to most of the leading retailers. Marks and Spencers, Debenhams and Next are all close by and John Lewis is sited in the new phase of the St David's Centre, which is also very near.

Description

A fully refurbished three storey building having a balance of both modern and traditional features.

The suite has gas fired central heating and is fully carpeted.

Third Floor

Office 26'7" x 21'6" max

Lease Terms

Term – Minimum 5 years with no break clause.

Tenant responsible for internal repairs.

Service charge contribution circa £620 per annum.

Building Insurance contribution circa £270 per annum.

Rent Free Period

The landlord is offering a 6 month rent free period, discounted over the minimum 5 year lease term.

PLEASE NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these details does not imply that they are in full and/or efficient working order.