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Homes House. 253 Cowbridge Road West,  
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**MR HOMES**  
SALES & LETTINGS



Suite 6  
253 Cowbridge Road West  
Cardiff. CF5 5TD

£6,750 per annum

# Suite 6

253 Cowbridge Road West, Cardiff, CF5 5TD

## Overview

- Ample FREE Parking
- Close links to the M4 at Junction 33 via the A4232
- Disabled Lift
- Available March 2024
- Communal Areas for Breaks
- Floor to ceiling windows
- Close to local shops
- EPC: A
- DDA Compliant



## Suite 6 Homes House, Cowbridge Road West Cardiff CF5 5TD

**\*\* £6,750per annum**

Suite 6 extends to some 395 sq ft (approx. 37 sq m), located on the first floor of the property known as Homes House. Homes House occupies a prominent position on Cowbridge Road West on a larger development including Lidl and Home Bargains outlets, with ample parking onsite.

A variety of businesses operate from Homes House itself, including opticians, audiology, mortgage advisers, accountants, estate agents and ground floor food outlets. There are good transport links with access from nearby Culverhouse X to the to the M4 at Junction 33 via the A4232 Link Road and to the Vale.

**DESCRIPTION** The suites available are to the first floor of premises, built in recent years to a good specification and with all necessary electrical and telecommunications wiring and lighting for modern requirements. Access is by stairs or lift for disabled and the property also benefits from a shared meeting facility.

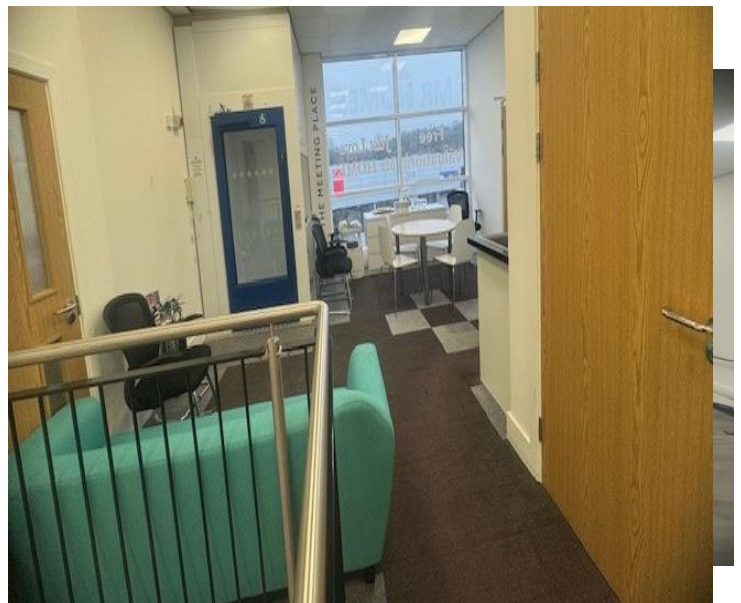
**ACCOMMODATION** The accommodation briefly comprises: 37 sq.m. (395 sq.ft) **TERMS** The accommodation is available on an effectively repairing and insuring basis for a flexible term of years to be negotiated.

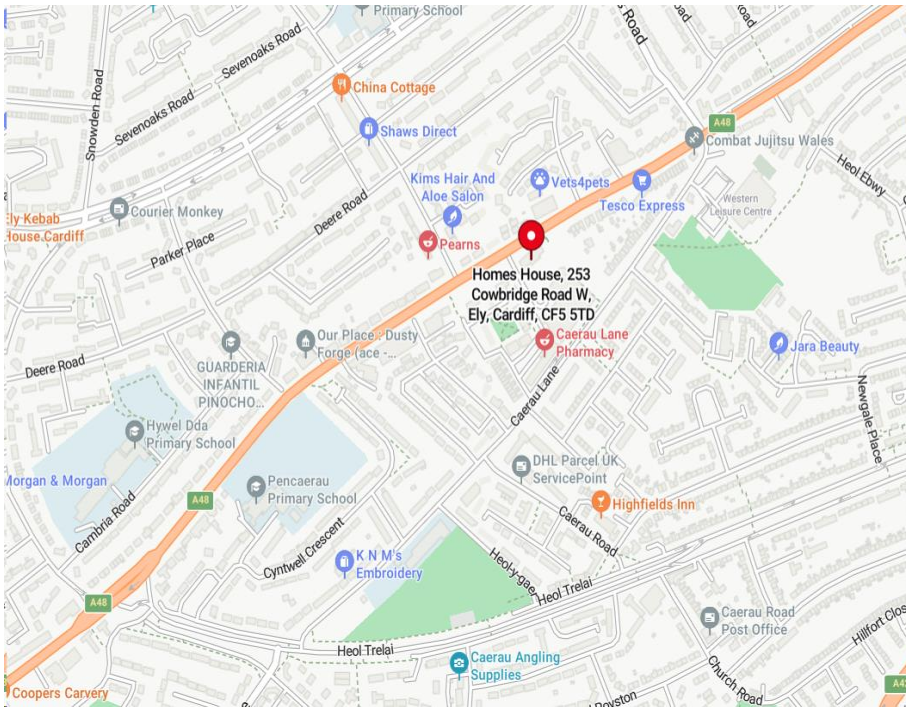
VAT is to be added to rent and service charge costs

**LEGAL COSTS** Each party to bear their own legal costs incurred in the transaction.

**SERVICE CHARGE** A service charge is levied with respect to common expenditure.

**EPC rating: A DDA compliant**





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF & THE VALE

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