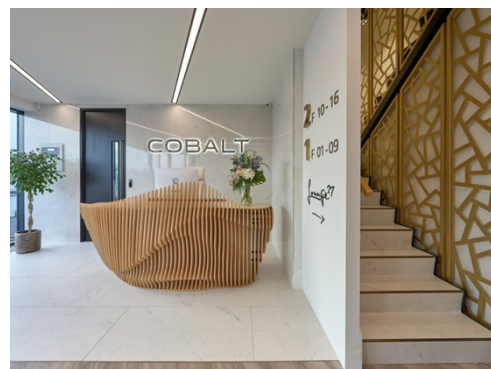




Newport Road , The Embassy, Cobalt Serviced Offices, Cardiff, CF24 1TP
£295 pcm | Available Now | 1 bedroom



- Furnished
-
- EPC Rating G

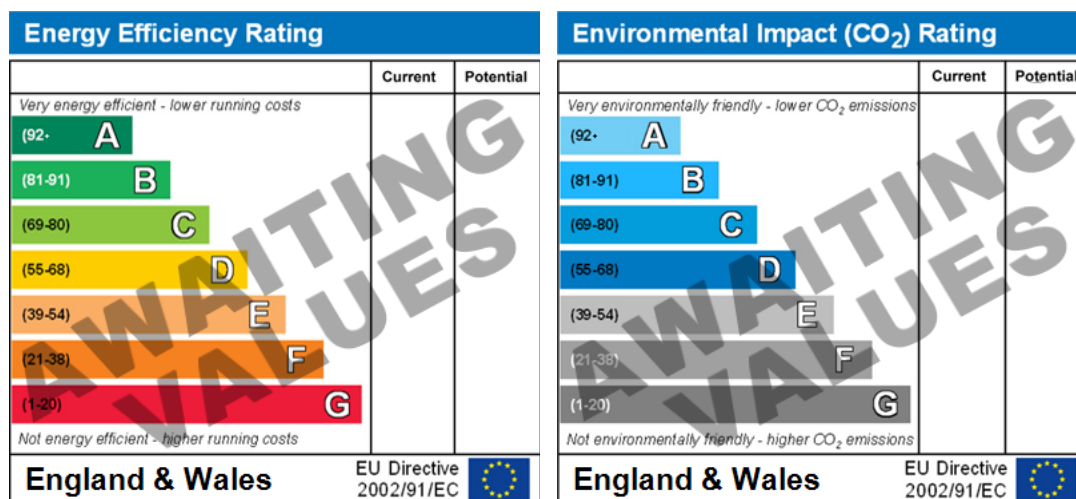
****BRAND NEW SERVICED OFFICES**FANTASTIC LOCATION**IMMACULATEDLY FINISHED**OFFICES AVAILABLE WITH DESK SPACES RANGING FROM 3 - 12 DESKS****

James Douglas are pleased to offer Cardiff's most opulent serviced offices, Cobalt. The Cobalt work spaces are in a fantastic location on Newport road, just outside of Cardiff City Centre, with easy access to the M4 and several bus routes. The offices are surrounded by retail parks on Newport Road, with many different shops, restaurants, supermarkets and a gym, making day to day work very comfortable.

The building is spread out over three floors and consists of several private offices with 3 desk spaces up to 12 desk spaces available to rent, a co-working lounge and several private meeting rooms. Each floor has its own kitchen facilities and toilets to be shared among the offices.

COBALT MEMBER BENEFITS

- **Prestigious business address
- **Fully furnished offices incl. electric, sit/stand desks and storage options
- **Reception service incl. post handling along with dedicated RFID mailbox
- **1Gb (up & down) dedicated lease line Internet connection with 1Gb failover
- **Price incl. of rates, utilities & cleaning
- **Complimentary tea and coffee



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.