

TO LET
Second Floor Office Suites (May Split)
107.28 sq.m. (1,155 sq.ft.)



Meandros House, 54a Bute Street,

Cardiff Bay. CF10 5AF

- Ideally Situated in close proximity to Cardiff Bay Waterfront, the Welsh Assembly Government Buildings, Wales Millennium Centre, Roath Lock Media Village, BBC Studios, Mermaid Quay Retail and Restaurant Complex
- Easy access to M4 Motorway Network, Cardiff Airport, Cardiff City Centre & Variety of Public Transport
- Views overlooking Wales Millennium Centre and the Red Dragon Centre along the landscaped Lloyd George Avenue

Rent £12,000p.a.x.

Meandros House, 54a Bute Street, Cardiff, CF10 5AF



LOCATION

Bute Street is situated in the heart of Cardiff Bay which is a long established mixed use area lying approximately 1 mile south of the City Centre and within walking distance of The Wales Millennium Centre, The Atlantic Wharf Red Dragon Multiscreen Cinema/Restaurants/Leisure complex, Cardiff Bay Railway Station, Welsh Assembly Buildings and Mermaid Quay Waterfront with its numerous bars and restaurants. The St David's five star Hotel is also within the vicinity.

There is swift access to the M4 at Junction 33 via the A4232 Link Road.

DESCRIPTION

The available accommodation is to the second floor of this Grade II listed property.

The second floor suite consists of 2no. office suites which can be let individually if required. The offices benefit from intercom access, high ceilings, large windows providing good natural light, wooden floorboards to flooring, plus a communal kitchen and W.C. facility.

ACCOMMODATION

The accommodation briefly comprises:
(Approximately)

Left Hand side Offices

Front 28.94 sq.m. (311 sq.ft)
Rear 20.66 sq.m. (222 sq.ft)

Sub total 49.6 sq.m. (534 sq.ft)

Right Hand Side Offices

Front 27.58 sq.m. (297 sq.ft)
Rear 21.17 sq.m. (228 sq.ft)
Mid rear 8.93 sq.m. (96 sq.ft)

Sub total 57.68 sq.m. (621 sq.ft)

Total Floor Area 107.28 sq.m. (1,155 sq.ft)

TENURE/TERMS

Leasehold - The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

SERVICE CHARGE

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

LEGAL COSTS

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

V.A.T.

All figures are quoted exclusive of V.A.T. where applicable.

SUBJECT TO CONTRACT AND AVAILABILITY

VIEWING STRICTLY BY APPOINTMENT ONLY



Cardiff Bay 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff
CF10 5EE

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd n or any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.