

TO LET
MODERN SECOND FLOOR OFFICE SUITE
(with mezzanine floor)
232.25 sq.m. (2,500 sq.ft.)

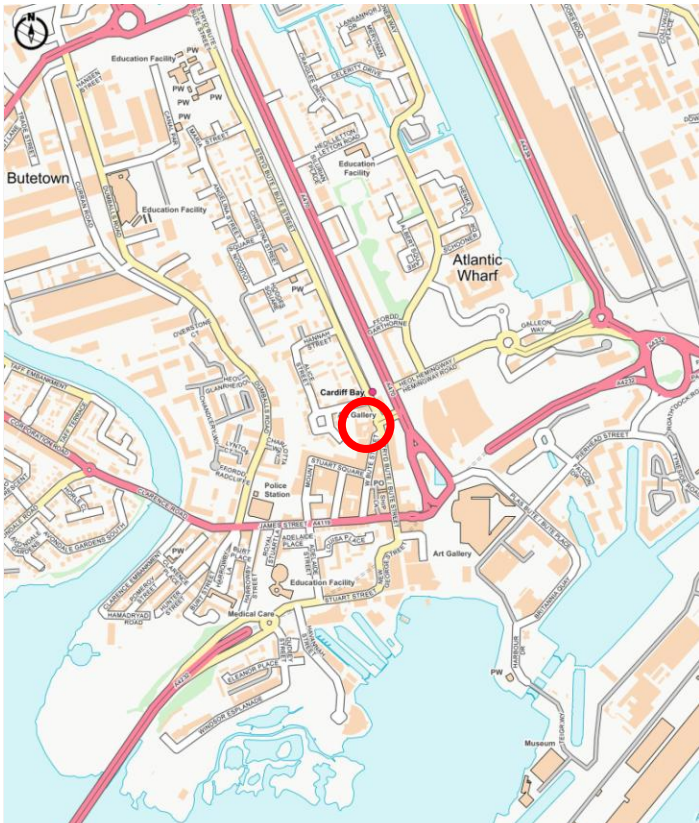


Suite 8, 33-35 West Bute Street, Cardiff. CF10 5LH

- 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

Rent £22,500p.a.x.

Suite 8, 33-35 West Bute Street, Cardiff, CF10 5LH



LOCATION

The property occupies a prominent corner position on West Bute Street, located opposite Cardiff Bay Train Station and is in close proximity to Mount Stuart Square in the heart of Cardiff Bay.

Both West Bute Street and Mount Stuart Square is situated within the heart of the 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 Cardiff Bay waterfront, the Welsh Assembly Buildings, Wales Millennium Centre, the Red Dragon Leisure Complex and Mermaid Quay with its' numerous bars and restaurants.

Cardiff Bay is a thriving business community and desirable residential area.

It has good public transport links and there is swift access to the M4 at Junction 33 via the A4232 Link Road.

DESCRIPTION

The suite available is to the second and third (mezzanine) floor of an office building refurbished to a good specification with the necessary electrical/telecommunications wiring and lighting for modern office requirements. The suite also benefits from W.C and Tea-point facilities.

ACCOMMODATION

The accommodation briefly comprises:

Approximately 232.25 sq.m. (2,500 sq.ft.)

TENURE/TERMS

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

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