

**SELF CONTAINED OFFICE BUILDING  
TO LET (MAY SELL)  
178.75 SQ.M. (1,924 SQ.FT)**



**123 Bute Street, Cardiff Bay. CF10 5AE**

- POTENTIAL FOR ALTERNATIVE USES SUCH AS A3/CAFÉ (SUBJECT TO THE NECESSARY CONSENTS)
- MAY SELL
- POPULAR MIXED COMMERCIAL AND RESIDENTIAL LOCATION IN THE HEART OF CARDIFF BAY
- EASY ACCESS ROUTES TO CITY CENTRE & M4
- CLOSE PROXIMITY TO CARDIFF BAY TRAIN STATION, WELSH ASSEMBLY BUILDINGS, WALES MILLENIUM CENTRE MERMAID QUAY AND CARDIFF BAY WATERFRONT

**Rent £ 22,000 p.a.x**

# 123 Bute Street, Cardiff Bay. CF10 5AE



## ACCOMMODATION

The accommodation briefly comprises:

	Sq M	(Sq Ft)
<b>Lower Ground Floor</b>		
Office/		
Teapoint/Storage	37.09	(399)
<b>Ground Floor</b>		
Open Plan Office	49.02	(528)
<b>First Floor</b>		
Office 1	25.63	(276)
Office 2	17.26	(186)
WC facilities		
<b>Second Floor</b>		
Office 3	24.66	(265)
Office 4	25.09	(270)
<b>Total</b>	<b>178.75</b>	<b>(1,924)</b>

## LOCATION

The property occupies a position on Bute Street, located close to Cardiff Bay Train Station 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

123 Bute Street is a four storey terraced commercial property providing office accommodation to the lower ground, ground, first & second floors. The accommodation benefits from florescent strip lighting, plus both front and rear pedestrian door access.

The lower ground floor provides an office/storage/workshop area and kitchen.

The ground floor comprises a single open plan room with wood flooring throughout.

The first and second floors both comprise of 2 offices benefiting from laminate flooring and florescent strip lighting.

The property benefits further from Gas central Heating, Cat 5 Trunking, Intercom system, internal security roller shutters and WC facilities.

## TENURE/TERMS

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

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

**Energy Efficiency Rating D.**

Copy certificate 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.

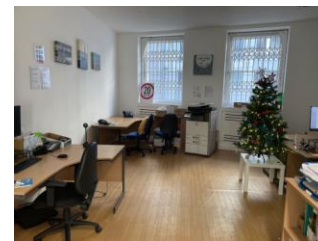
## LEGAL COSTS

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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