

**FOR SALE/TO LET**  
**SELF-CONTAINED OFFICE BUILDING**  
**49.71 sq.m. (535 sq.ft).**



**56 James Street, Cardiff Bay. CF10 5EZ**

- Gated allocated parking to the rear included
- Easy access to A48 (M) / M4
- May be suitable for a variety of uses subject to the necessary consents
- Within close proximity to the National Assembly for Wales buildings, Cardiff Bay Waterfront & Wales Millennium Centre

**Asking Price: Upon Application**  
**Rent: £7,950 pax**

**mgy.co.uk**

Tel: 029 2046 5466

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## LOCATION

The property is situated within Cardiff Bay to a prominent position on James Street within an established area of professional/commercial/residential properties lying approximately 1 mile south of the City Centre.

The property is within walking distance of The Cardiff Bay Waterfront, The Atlantic Wharf Red Dragon Multiscreen Cinema/Restaurants/Leisure complex, Welsh Assembly Building, Wales Millennium Centre and Mermaid Quay with its numerous bars and restaurants.

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

## DESCRIPTION

A mid link property with frontage to James Street offering office accommodation over two floors.

To the ground floor there is an open plan office/reception area with Tea - Point & W/C facilities.

Open plan office to first floor.

The property benefits from allocated car parking to the gated rear yard.

## ACCOMMODATION

The accommodation briefly comprises:

|                     |                                 |
|---------------------|---------------------------------|
| Ground Floor Office | 21.96 sq.m. (236 sq.ft.)        |
| First Floor Office  | 27.75 sq.m. (298 sq.ft.)        |
| <b>TOTAL AREA</b>   | <b>49.71 SQ.M. (535 SQ.FT.)</b> |

## TENURE/TERMS

Freehold - For Sale – Upon Application

Leasehold - 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:

|                                 |             |
|---------------------------------|-------------|
| <b>Energy Efficiency Rating</b> | <b>E122</b> |
|---------------------------------|-------------|

Copy certificate available upon request.

## RATEABLE VALUE

Our inspection of the rating list shows the following assessment for the subject property:-

|                           |            |
|---------------------------|------------|
| Rateable Value            | £ 5,100.00 |
| Rates Payable (2021/2022) | £ 0        |

**We recommend that interested parties make their own enquiries of the Local Authority on 029 2087 1491/2 to confirm the above figures and in some instances some relief may be applied.**

## 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**

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