

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

56 James Street, Cardiff Bay. CF10 5EZ



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.)
TOTAL AREA	49.71 SQ.M. (535 SQ.FT.)

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:

Energy Efficiency Rating

E:122

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

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

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