

TO LET
CITY CENTRE SECOND FLOOR OFFICE SUITE
92 sq.m. (990 sq.ft.)



Jones Court, Womanby Street,
Cardiff City Centre. CF10 1BR

- City Centre Office Suite
- Excellent Transport Links

Rent £15,000p.a.x.

Jones Court Womanby Street, Cardiff. CF10 1BR



LOCATION

Womanby Street is situated to Cardiff City Centre and is accessed via Westgate Street then Quay Street.

Jones Court itself has frontage to Womanby Street with vehicular and pedestrian access via an underpass below the front section of the subject building.

The property is within walking distance of Cardiff City Hall, Registry Office, Principality Stadium, Cardiff Castle, National Museum, Queen Street, St David's shopping centres and Cardiff's New Theatre.

Cardiff's Main Central railway station and Queen Street station are also within walking distance plus several main bus routes to and from the city.

There is access to the M4 motorway from this property via North Road (A470) and the A48(M).

DESCRIPTION

A purpose built three storey office building with the available accommodation located to the second floor. The office suite benefits from suspended ceilings, cat 5 lighting, air conditioning/cooling heating units, lift access, carpeted and vinyl flooring, communal kitchen/rest room and communal W.C. facilities.

ACCOMMODATION

The accommodation briefly comprises:

Office Area 92 sq.m. (990 sq.ft.)
Kitchen
W.C. Facilities

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.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

D:85

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



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