

FOR SALE
OFFICE INVESTMENT/DEVELOPMENT OPPORTUNITY
942.6 SQ.M. (10,146 SQ.FT.)



33-35 West Bute Street, Cardiff Bay, CF10 5LH

- In close proximity to Cardiff Bay Rail Station & Waterfront.
- CCTV Surveillance Alarm System
- Disabled Access
- May be suitable for a variety of uses subject to the necessary consents

Price £1,100,000

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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.

West Bute Street is situated approximately 1 mile south of the City Centre and within walking distance of The Atlantic Wharf Red Dragon Cinema/Restaurants/Leisure complex, Welsh Assembly Building, Wales Millennium Centre and Mermaid Quay Waterfront with its numerous bars and restaurants. There is swift access to the M4 via the A4232 Link Road.

DESCRIPTION

The property comprises four floors of refurbished and part new build office space.

The Grade II listed building is fitted with the necessary electrical and telecommunications wiring and lighting for modern office requirements.

The property benefits further from disabled access with wheelchair ramp, lift, Disabled plus Male & Female W.C & Kitchen/Tea Point facilities.

ACCOMMODATION

The accommodation briefly comprises:

Lower Ground Floor -

Suite 1	VACANT	-	80.43 sq m (866 sq ft)
Suite 2	VACANT	-	110.67 sq m (1,191 sq ft)

Ground Floor

Suite 3	LET	-	20.85 sq m (224 sq ft)
Suite 4	VACANT	-	103.31 sq m (1,112 sq ft)
Suite 5	LET	-	110.67 sq m (1,191 sq ft)

First Floor

Suite 6	LET	-	172.56 sq m (1,860 sq ft)
Suite 7	LET	-	110.67 sq m (1,191 sq ft)

Second Floor & Mezzanine

Suite 8	LET	-	233.44 sq m (2,512 sq ft)
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Gross Floor Area - 942.6 sq m (10,146 sq ft)

TENURE/TERMS

Freehold - Subject to existing tenancies currently producing an annual rental income of £79,500 - Further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating 60 : C

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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