



Key Highlights

- 347.75 sq m (3,700 sq.ft)
- Established office area
- Cardiff city centre location
- Parking to the rear of the property

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Location

The property is situated along Charles Street, located directly off Queen Street, one of Cardiff's prime retail streets. Charles Street also links into David Street, the location of the headquarters of Admiral Insurance. The property is in close proximity to Cardiff's main retail and leisure amenities with St David's Shopping Centre just 0.1 miles (0.16 km) from the property. The property benefits from easy access to Cardiff Central and Cardiff Queen Street Railway Stations as well as the numerous bus services running from Churchill Way which runs parallel to Charles Street.

Description

The property comprises an extended mid-terrace building with lower ground floor. Internally the property has been modernised to provide good accommodation providing a mix of open plan and cellular offices. The basement/lower ground floor provides largely open plan space benefitting from natural daylight.

The accommodation provides the following specification:

- Suspended ceilings
- LED lighting
- Mix of gas central heating
- Partial heating / cooling units
- Double glazed windows
- Perimeter trunking
- Carpeted floors
- Modern fitted kitchen
- Office & meeting rooms
- Male, female & disabled WC's

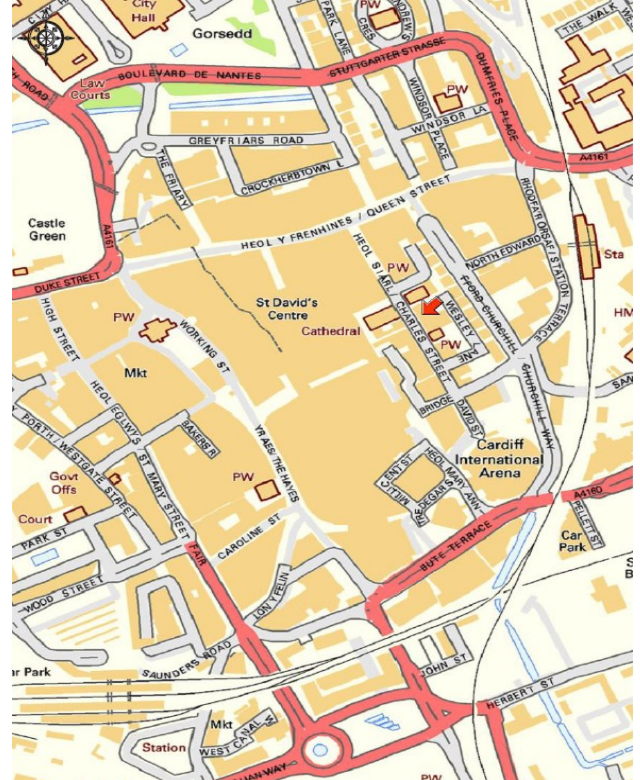
Accommodation

The property comprises the following Net Internal Area:

Floor	Sq ft	Sq m
Lower Ground	468	43.4
Ground	1,337	124.2
First	1,169	108.6
Second	344	31.96
Third	382	35.49
Total	3,700	343.7

Car parking

There is parking to the rear of the property, for approximately 4-5 cars.



Terms

The property is available by way of a new lease for a term to be agreed. Further details available on request.

Rent

£46,250 per annum excl.

Business rates

Tenant to be responsible for business rates.
Rateable Value : £30,250
Rates Payable : (£0.535) £16,184 pa

EPC

C 61. Report available upon request.

Legal Costs

Each party is to bear their own legal and professional costs.

VAT

The building is elected for VAT that will be charged on rent and service charge at the standard rate.

Viewing

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Highlights



Accommodation

High Specification



Location

Central location



Terms

New lease

October 2023

File number: 33 Charles Street

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