

Suite 4, 33-35 West Bute Street,

Cardiff Bay. CF10 5LH



Estate Agents and  
Chartered Surveyors

To Let

**£13,500pax**



**Gross Floor Area**  
98.85 SQ.M. (1,075 SQ.FT.)

## MODERN GROUND FLOOR OFFICE SUITE

- 24 Hour Access
- CCTV Surveillance Alarm System
- Disabled Access
- Modern High Quality Specification

# Property Description

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

The available suite is to the upper ground floor of this Grade II listed building and is fully carpeted with the necessary electrical and telecommunications wiring and lighting for modern office requirements.

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

**Tenure**

**Leasehold**

**Energy Efficiency Rating**

**C:60**

**Floor Area Approx**

**98.85 SQ.M. (1,075 SQ.FT.)**

**Viewing**

**By appointment only**

## 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.

Both West Bute Street and Mount Stuart Square is situated in the commercial heart of the Cardiff Bay area which is a long established professional/commercial area lying approximately 1 mile south of the City Centre and within walking distance of 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.

## Accommodation

The accommodation briefly comprises:

Approximately 98.85 SQ.M. (1,075 SQ.FT)

## Service Charge

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

## Tenure/Terms

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**

**C : 60**

Copy certificate available on request.

## Rateable Value

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

Rateable Value £ 11,500

**Rates Payable (2024/2025) £ 6,463 pa**

The current Rateable Value of the property is based on UBR multiplier of £0.562, however, we strongly advise all interested parties they must rely on 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.

## VAT

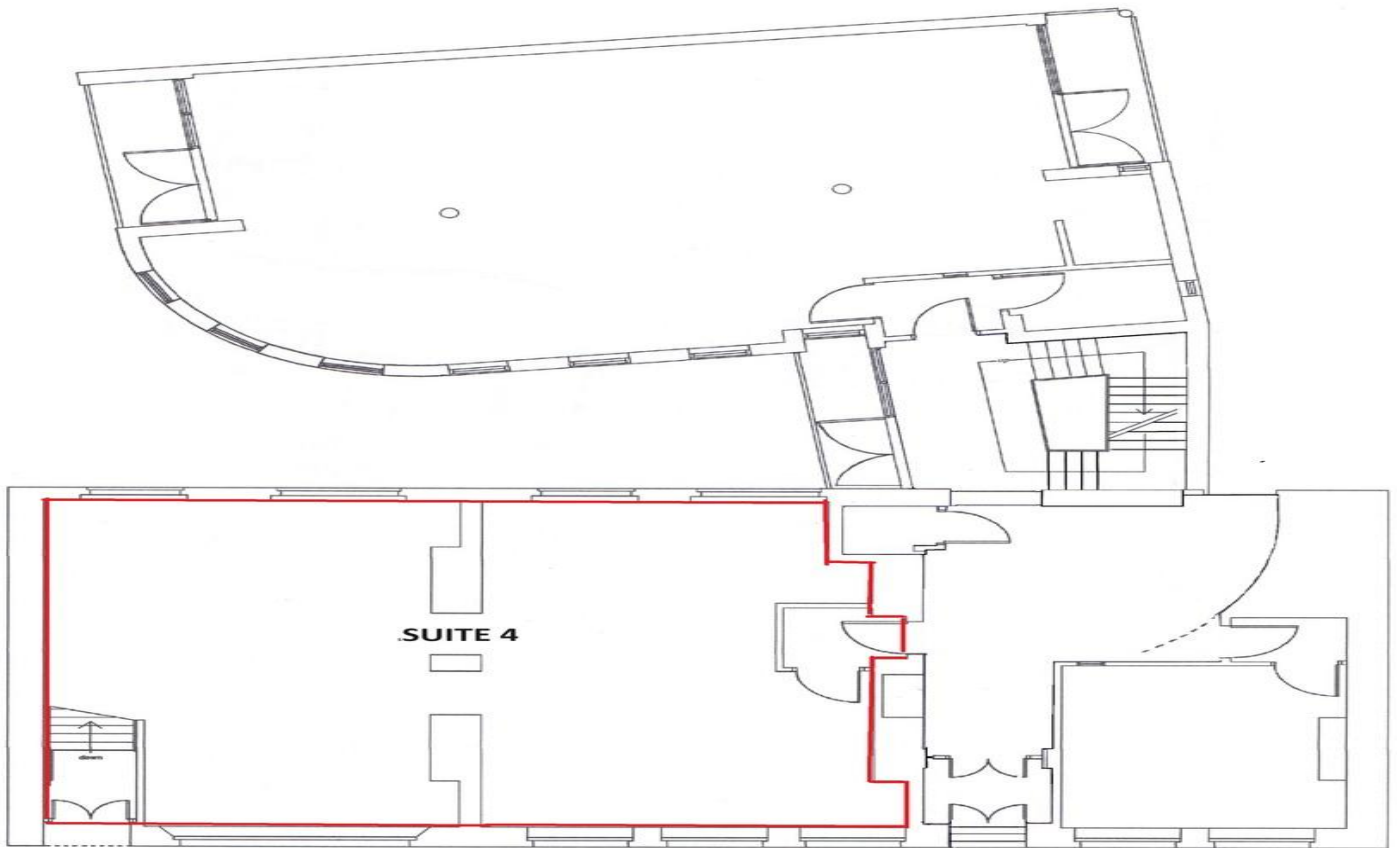
All figures are quoted exclusive of V.A.T. where applicable.



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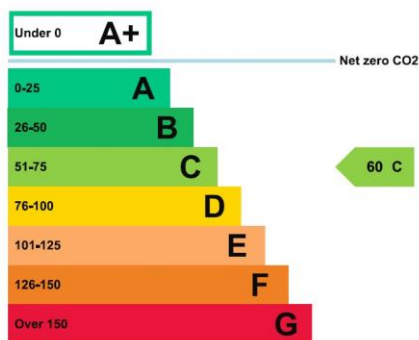


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FIRST FLOOR

**PLEASE NOTE PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY**



Cardiff 029 2046 5466

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



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