

MODERN OFFICE SUITE TO LET

110 sq.m (1,185 sq.ft)



Suite 2, 33-35 West Bute Street,
Cardiff Bay. CF10 5LH

- 24 Hour Access
- CCTV Surveillance Alarm System
- Disabled Access
- Modern High Quality Specification
- High speed leased internet connection available

Rent: £11 per sq ft

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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 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 available suite is to the lower 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.

There is a high speed broadband leased line installed (this is not included in the service charge and is the responsibility of the tenant).

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

ACCOMMODATION

The accommodation briefly comprises:

Approximately 110 sq.m. (1,184 sq.ft)

TENURE/TERMS

The accommodation is available by way of a new Effectively Full Repairing and Insuring lease and a flexible approach will be taken with regard to the lease length.

SERVICE CHARGE

A service charge will be payable in respect of external repairs and common parts to include heating & lighting, cleaning, lift maintenance, burglar & fire alarm, insurance and general maintenance.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

C: 60

Copy certificate available upon request.

RATEABLE VALUE

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

Rateable Value £9,800.00

Rates Payable (2018/2019) £5,037.20

We strongly recommend that interested parties make their own enquiries of the Local Authority on 029 2087 1491 / 1492 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



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