

TO LET

MODERN FIRST FLOOR OFFICE SUITE

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



Suite 5, 33-35 West Bute Street,

Cardiff. CF10 5LH

- Ideally Situated in close proximity to Cardiff Bay Waterfront, the Welsh Assembly Government Buildings, Wales Millennium Centre, Roath Lock Media Village, BBC Studios, Mermaid Quay Retail and Restaurant Complex
- Easy access to M4 Motorway Network, Cardiff Airport, Cardiff City Centre & Variety of Public Transport]

Rent £13,000p.a.x.

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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.

Both West Bute Street and Mount Stuart Square is situated within the heart of the Cardiff Bay which is a long established mixed use area lying approximately 1 mile south of the City Centre and within walking distance of the Cardiff Bay waterfront, the Welsh Assembly Buildings, Wales Millennium Centre, the Red Dragon Leisure Complex and Mermaid Quay with its' numerous bars and restaurants.

Cardiff Bay is a thriving business community and desirable residential area.

It has good public transport links and there is swift access to the M4 at Junction 33 via the A4232 Link Road.

DESCRIPTION

The suite available is to the first floor of an office building refurbished to a good specification with the necessary electrical and telecommunications wiring and lighting for modern office requirements and also benefits from W.C and Tea-point facilities.

ACCOMMODATION

The accommodation briefly comprises:

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

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.

RATEABLE VALUE

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

Rateable Value	£ 11,750.00
Rates Payable (2020/2021)	£ 6,286.25

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0. 535, however, we strongly advise all interested parties they must rely on their own enquiries of the Local Authority on 029 20871491/2 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.

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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