



LOCATION

The property is situated in Windsor Place, one of Cardiff's most sought after professional office locations. Cardiff's primary retailing area of Queen Street is in close proximity with access to a range of shops and restaurants.

Windsor Place benefits from excellent public transport links with Cardiff Queen Street train station less than a 5 minute walk and regular bus routes serving Dumfries Place. Notable occupiers in close proximity include Gordon Dadds Solicitors, Cordant Group and Milk & Sugar coffee shop.

DESCRIPTION

The property comprises a 3 storey mid terraced office building benefiting from a modern extension towards the rear. The offices have undergone a full and complete refurbishment incorporating the following;

- + Suspending ceilings with recessed lighting
- + Part double glazed offices with accessible raised floors
- + Modern partitioning
- + Gas central heating system
- + Full redecoration and carpeting throughout
- + Category 6 cabling throughout
- + On site car parking
- + Kitchen facilities
- + Male & female WC's at ground and first floor level
- + Intruder alarm, CCTV and intercom system

ACCOMMODATION

The property comprises the following approximate areas;

Ground Floor	1,162 ft ²		(107.95 m ²)
First Floor	1,180 ft ²		(109.66 m ²)
Second Floor	898 ft ²		(83.47 m ²)
Total	3,240 ft²	 	(301.08 m²)

CAR PARKING

6 car parking spaces are available to the rear building.

TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£55,000 per annum exclusive, for a standard FRI lease.

EPC

The property has an energy performance certificate (EPC) in Band D.

BUSINESS RATES

The rateable value of the property is £42,500 and for the year ending March 2018 the rates payable are £21,208.

Interested parties though should rely on their own enquiries with the Local Authority.

VAT

The property has been elected for VAT and will be charged where applicable.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams
 Email: rob@emanuel-jones.co.uk
 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



May 2017

27 Windsor Place
Cardiff, CF10 3BZ

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