



21 Windsor Place

Cardiff CF10 3BY

TO LET

High Quality Refurbished Offices
2,477 sq.ft (230.11 sq.m)
with 6 car parking spaces

21 Windsor Place Cardiff: TO LET

Location

The property is situated in Windsor Place, one of Cardiff's most sought after professional office locations and in close proximity to Cardiff's main retailing area of Queen Street.



Description

The property comprises a mid terraced 5 storey Victorian building. A private car park is located to the rear with 6 parking spaces. The property was gutted and completely refurbished in 2014 with new electrics and central heating. The specification is very high incorporating the following:

- > Gas fired central heating system
- > Double glazed timber windows
- > Carpeted throughout
- > Kitchen facilities at basement and ground floor level
- > Male and female WC's at basement, ground and attic level
- > Shower facilities at basement level
- > Disabled access at rear with disabled WC at ground floor level
- > Intruder alarm system
- > Door entry system
- > Cycle rack at rear
- > 6 parking spaces at the rear
- > Cat 6 wiring
- > Part floor boxes
- > Part wall boxes

Accommodation

The property comprises the following approximate areas:-

Basement	547 sq.ft	(50.81 sq.m)
Ground Floor	455 sp.ft	(42.27 sq.m)
First Floor	678 sq.ft	(62.98 sq.m)
Second Floor	672 sq.ft	(62.43sq.m)
Third Floor	125 sq.ft	(11.61 sq.m)
Total Net Internal Area	2,477 sq.ft	(230.11 sq.m)

Rent

£45,000 per annum exclusive.

Lease Terms

To let on a full repairing and insuring basis for a term of years to be agreed.

EPC

The EPC is within Band C. Further details upon request.

VAT

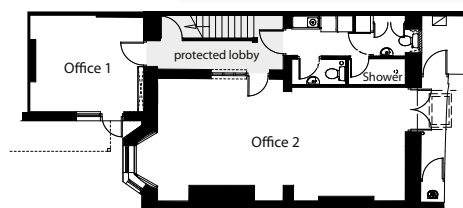
VAT is charged on rent.

Rates

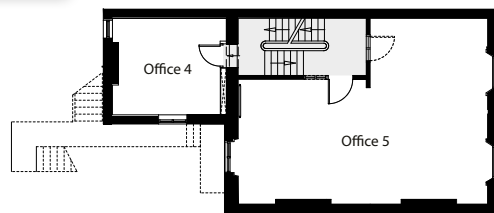
The current rateable value is £24,500. The rates payable for year ending March 24 is £13,107.50 per annum. However interested parties should rely on their own enquiries with the local authority.

Legal Costs

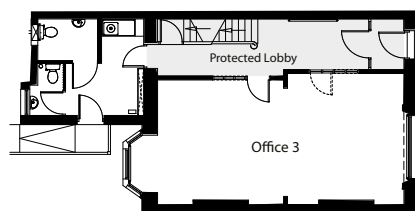
Each party to bear their own legal costs.



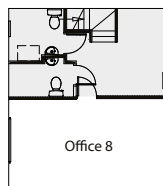
Basement Floor Plan



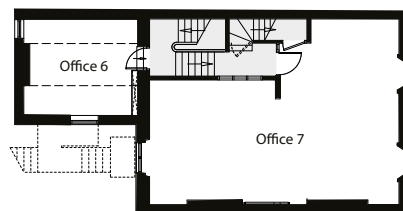
First Floor Plan



Ground Floor Plan



Attic Plan



Second Floor Plan

Viewing

Strictly by appointment with sole Agents:-

Contact

Rhys Williams or
Carlo Piazza
Tel: 029 2081 1581



6 TY-NANT COURT MORGANTOWN CARDIFF CF15 8LW

Subject to contract & availability: the agents for themselves and for the vendors or lessors of this property, give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of the agents has any authority to make or give representation or warrant whatever in relation to this property.

SUBJECT TO CONTRACT & AVAILABILITY

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