



## Second Floor 54 Charles Street, Cardiff, CF10 2GF

**TO LET**

**SECOND FLOOR OFFICE**  
606 sq ft (56.3 sq m)

- + Period office building
- + City centre location
- + 2nd Floor office accommodation

029 2081 1581

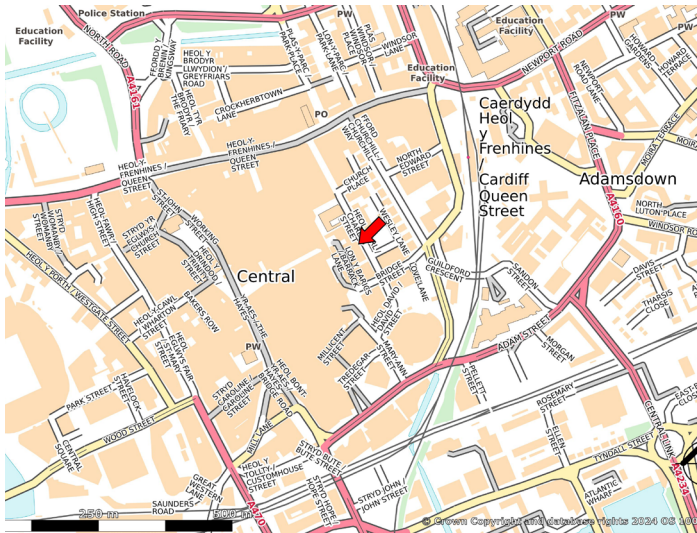
[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)



**LOCATION**

The property is located on Charles Street, it is within close proximity to various retail and business centres such as David's 2 Shopping Centre, Queen Street and St Mary Street. It benefits from good access via public transport as the city centre is serviced by various bus routes. Charles Street is also a short 5 minute walk from Queen Street railway station. Whilst there is no car parking available at the office premises, there are a number of car parks throughout the city centre that offer annual passes.

A map identifying the property's location is below.

**DESCRIPTION**

The property comprise a three storey period office building. It offers accommodation over the ground, first and second floors. The available office accommodation is situated on the second floor. It is configured to provide a number of small / medium sized rooms that make up the total space available. There are also communal WC and kitchenette facilities shared with the first floor occupier. The offices benefit from the following specification:

- + Solid carpeted floors
- + Plastered and painted walls
- + Gas central heating with perimeter wall mounted radiators
- + Strip fluorescent lighting
- + Shared kitchenette and WC facilities

**ACCOMMODATION**

The areas provided have been measured on a net internal area (NIA) basis:

**Second Floor**                      **606 sq ft | 56.3 sq m**

**RENT**

The property is available at a quoting rent of £6,500 per annum exclusive.

**LEASE TERMS**

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

**SERVICE CHARGE**

The Tenant will to pay a fair proportion of the Building Service Charge. Further details on request.

**BUSINESS RATES**

To be reassessed.

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

**EPC**

We understand the property has an EPC rating of D (100). A copy of the certificate can be provided upon request.

**VAT**

The property has not been elected for VAT.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza  
Email: rhys@emanuel-jones.co.uk  
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2024

**Second Floor 54 Charles Street,  
Cardiff, CF10 2GF**

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