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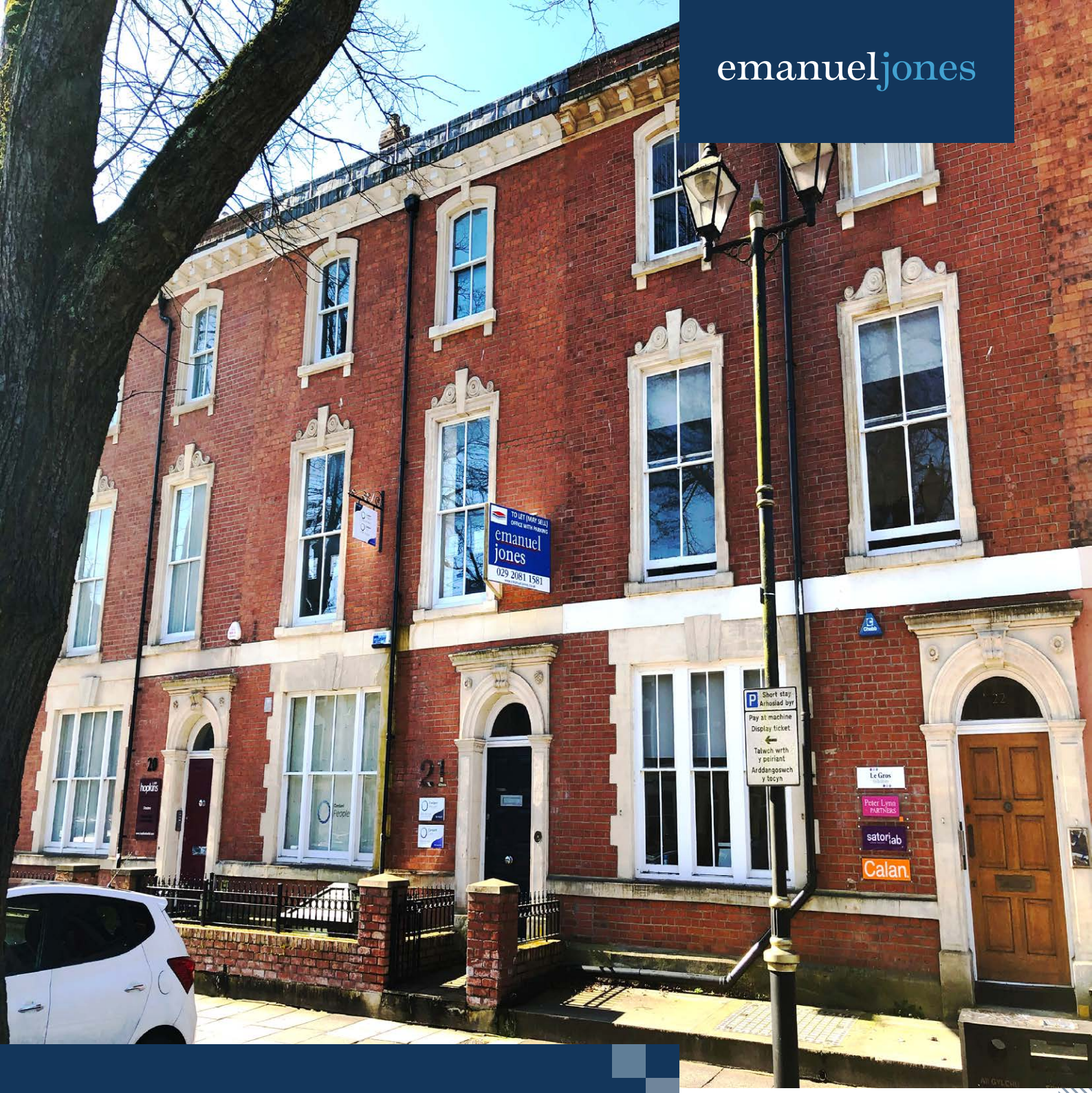

For Sale / To Let

21 Windsor Place

Cardiff, CF10 3BY

2,477 sq ft (230.11 sq m)

- High quality refurbished offices
- 11 car parking spaces *
- City centre location

029 2081 1581

www.emanuel-jones.co.uk

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 Grade II listed Victorian building that was comprehensively refurbished back to brickwork in 2014. The property has been upgraded to a very high standard incorporating high quality glazed partitioning that enhances the natural light throughout.

The property is ready to occupy immediately and has the following sepcification:-

- Gas fired central heating system (new combi boiler as of 2021)
- 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
- Cat 6 wired throughout with skirt trunking
- Under stairs server cabinet with air conditioning
- Intruder alarm system
- Door entry system
- Cycle rack at rear

Car Parking

11 car parking spaces are located at the rear of the property. * 5 are let on a long-term lease whih expires in October 2029 and is outside "the act".

Accommodation

The property provides the following approximate areas:-

Room	Area sq ft	Area sq m
Basement	547 sq ft	50.81 sq m
Ground floor	455 sq ft	42.27 sq m
First floor	678 sq ft	62.98 sq m
Second floor	672 sq ft	62.43 sq m
Third floor	125 sq ft	11.61 sq m
Total	**2,477 sq ft**	**230.11 sq m**

Purchase Price

Offers in excess of £750,000 for the freehold interest with vacant possession.

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.

Business Rates

The current rateable value is £27,500. Using the UBR of 0.502, the rates payable for year ending March 27 are £13,805 per annum.

Interested parties should rely on their own enquiries with the local authority.

EPC

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

VAT

The property has been elected for VAT.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza

Email: rhys@emanuel-jones.co.uk

carlo@emanuel-jones.co.uk

Subject to Contract and Availability

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are 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 contact. All descriptions, dimensions, reference to condition and nessessary 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 satify 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 Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:

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