emanueljones
chartered surveyors

2nd, 3rd and 4th Floor, Alliance House,

High Street, Cardiff, CF10 1PT

TO LET

HIGH STREET OFFICES

1,197 - 4,865 sq ft (111.21 - 451.98 sq m)

+ City centre offices
+ Passenger lift
+ Rear car park

029 2081 1581

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LOCATION

Cardiff is the capital city of Wales. It has an esitmated population of 362,300 (2021 consensus) and is well known as one of the most succsessful and culturally prestigious cities in the UK.

Alliance House is situated on the corner of the city centres High Street and Quay Street. It is in close proximity to various retail and business centres such as St Davids 2 Shopping Centre, Queen Street and St Mary's Street.

The property has excellent public transport links, being within a short walk of Cardiff Central and Queen Street train station. The area is also serviced by various bus routes.

DESCRIPTION

The property is configured to provide retail premises to the ground and basement with five floors of offices above. Available accommodation is situated over the second, third and fourth floors.

The offices benefit from the following specification:

+ Solid floors with perimeter power
+ Suspended ceilings with recessed strip fluorescent tube lighting
+ Perimeter electric wall mounted heaters
+ Kitchenette on each floor
+ Intercom and alarm
+ Passenger lift
+ Communal WC's located on the core

ACCOMMODATION

The property has been measured on a net internal area basis and comprises the following approximate areas:

Second Floor:	2,458 sq ft	(228.36 sq m)
Third Floor:	1,210 sq ft	(112.41 sq m)
Fourth Floor:	1,197 sq ft	(111.21 sq m)
TOTAL:	**4,865 sq ft**	**(451.98 sq m)**

CAR PARKING

There is a small car park to the rear. We understand that 1 car parking space may be made available.

EPC

A copy of the Energy Performance Certificates can be made available on request.

LEASE TERMS

The floors are available at a quoting rent of £10 per sq ft. This equates to the following figures:

Second Floor: £24,580 per annum
Third Floor: £12,120 per annum
Fourth Floor: £11,970 per annum

BUSINESS RATES

The property has the following rateable values:

Second Floor: £18,250 equating to rates payable of £10,256.50.

Third Floor: £8,800 equating to rates payable of £2,307.95 assuming the occupier qualifies for Wales' Small Business Relief Scheme.

Fourth Floor: £9,300 equating to rates payable of £2,874.63 assuming the occupier qualifies for Wales' Small Business Relief Scheme.

Figures were calculated using the 2024/25 UBR of 0.562.

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

SERVICE CHARGE

There is a service charge to cover the buildings communal areas. Further details on 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 AVAILABILITYt

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February 2025

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