emanueljones

To Let

# First Floor, 1 Columbus Walk

**Waterfront 2000, Cardiff, CF10 4BY**

679 sq ft (63.08 sq m)

- Quoting Rent of £7,600 per annum
- Business development location
- Gas central heating

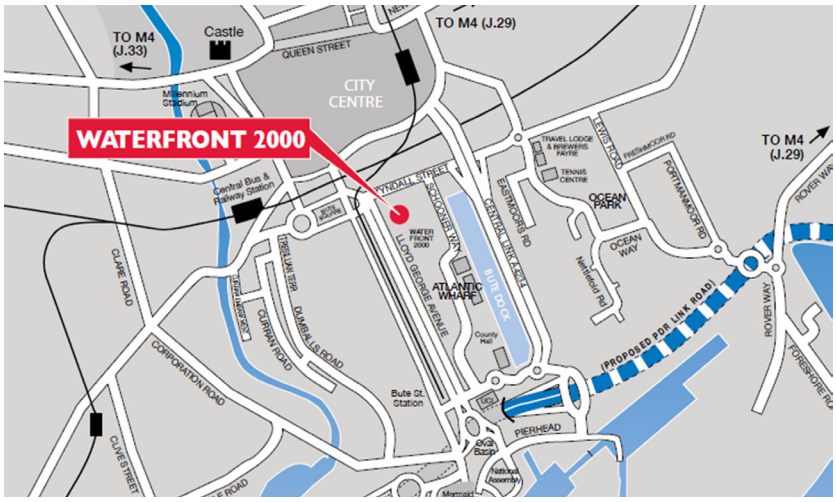
029 2081 1581

www.emanuel-jones.co.uk

## Location

The property is situated in the popular Waterfront 2000 development approximately half a mile south of Cardiff city centre. Cardiff Central railway station and multiple bus stops are within a short walking distance. A Novotel Hotel is located at the entrance of the development.

JR Smart's Capital Quarter office development is located opposite which is home to a number of large blue chip companies including Admiral, Network Rail and Which? The development also includes a Co-op convenience store, Kin + Ilk Coffee Shop and Magic Wrap food store.




## Description

The property comprises a self contained, 3 storey end of terrace office building, with the available accommodation being situated over the first floor.

It has the following specification:

- Suspended ceilings with recessed lighting
- Male, female and disabled WC's
- Carpeted throughout
- In floor 3 compartment floor boxes
- Aluminium double glazed windows with blinds
- Gas central heating system
- 2 allocated car parking spaces

## Accommodation

The available accommodation provides the followign approximate areas:

| Description | Area sq ft | Area sq m |
|---|---|---|
| First floor | 679 | 63.08 |

## Lease Terms

The property is available via a new full repairing and insuring lease.

## Rent

The property is vailable to rent at a quoting rent of £7,600 per annum.

## Business Rates

The property has a rateable value of £8,200. We understand this equates to rates payable of £1,523, providing an occupier qualifies for Wales' Small Business Rates Relief Scheme.

Interested parties are advised to make their own enquiries witht he local authority.

## EPC

To be assessed.

## VAT

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

## Legal Costs

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

## 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**

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**Contact Us:**
029 2081 1581