emanueljones

For Sale / To Let

27 Windsor Place

Cardiff, CF10 3BZ

3,486 sq ft (323.83 sq m)

029 2081 1581

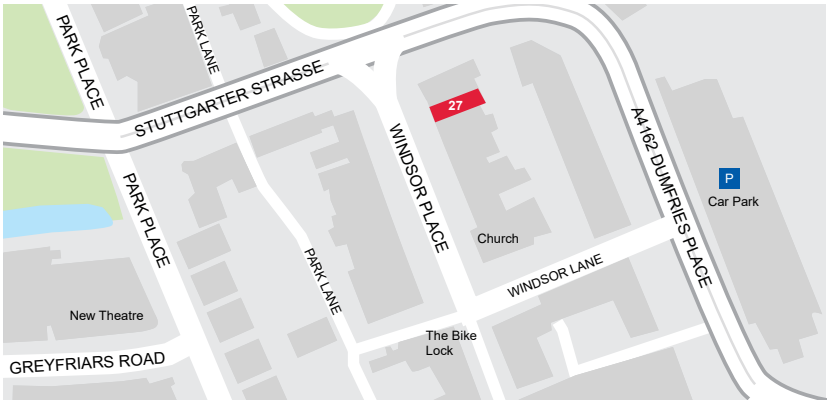
www.emanuel-jones.co.uk

- City centre location
- On site car parking
- £50,000 per annum
- £800,000 for the freehold

Location

The property is situated in Windsor Place, one of Cardiff's most established professional office locations boasting a variety of occupiers. Cardiff's primary retailing area of Queen Street is in close proximity with access to a range of both national and local shops and restaurants.

Windsor Place benefits from excellent public transport links with Cardiff Queen Street train station less than a 5 minute walk and regular bus routes serving Dumfries Place. Notable occupiers in close proximity include The Central Bar Pub, Valentino's restaurant, Daffodil and Nestlings Nursery.



Description

The property comprises a self contained 3 storey mid terraced office building. The property provides office accommodation spanning across all three floors and benefits from an extension towards the rear. The property provides the following specification.

- Suspending ceilings with recessed lighting
- Part double glazed offices with accessible raised floors
- Gas central heating system
- Carpeted throughout
- Category 6 cabling throughout
- Kitchen facilities
- Male & female WC's at ground and first floor level
- Intruder alarm, CCTV and intercom system

Accommodation

The property has been measured on a net internal area (NIA) basis and provides the following approximate areas:

Room	Area sq ft	Area sq m
Basement	243	22.62
Ground Floor	1,162	107.96
First Floor	1,182	109.78
Second Floor	898	83.47
Total	**3,486**	**323.83**

Car Parking

There are 9 car parking spaces available with the property.

Purchase Price

£800,000 for the freehold interest.

Rent

Quoting **£50,000** per annum.

Lease Terms

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

Business Rates

We understand the property has the following current rateable values and rates payable using the 2026/27 UBR (0.502).

Ground Floor
Rateable Value - £18,750
Rates Payable - £9,412.50

First Floor
Rateable Value - £19,000
Rates Payable - £9,538

Second Floor
Rateable Value - £11,000
Rates Payable - £4,601.67 (May qualify for Wales' Small Business Rates Relief Scheme)

Interested parties should rely on their own enquiries with the 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 agents Emanuel Jones:-

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

Subject to Contract & 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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