



30-31 Windsor Place

Cardiff, CF10 3BZ

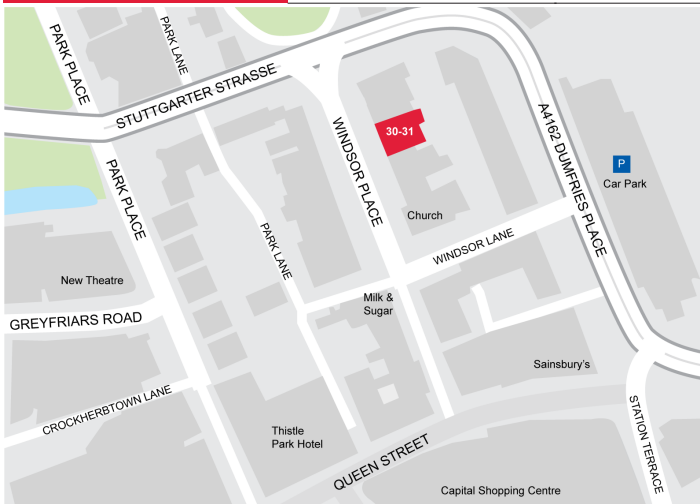
HIGH QUALITY REFURBISHED
OFFICES - *TO LET*

5,798 ft² (538.70 m²)

- + Air conditioning throughout
- + 9 parking spaces
- + Modern fit out

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

The property is situated on Windsor Place, one of Cardiff's most sought after professional office locations. Queen Street and Cardiff's primary retail area are within a few minutes' walk. Windsor Place is well served by public transport with Queen Street Railway Station only a few minutes' walk and bus stops located on Dumfries Place. It is easily accessible by car and there are a number of public car parks within easy walking distance.

Notable occupiers in close proximity include Hopkins Law, EIP - Patent Attorneys, Turley Planning Consultants and Cordant.

DESCRIPTION

The property comprises two 3 storey terraced buildings that have been opened up to allow for large open plan offices. The accommodation has undergone a full and complete refurbishment incorporating the following;

- + Suspending ceilings with recessed LED lighting
- + Air conditioning throughout
- + Gas central heating system
- + Full redecoration and carpeting throughout
- + On site car parking
- + Kitchen facilities at ground and second floor level
- + Male & female WC's at first floor level
- + Intruder alarm, CCTV and intercom system

ACCOMMODATION

The property comprises the following approximate areas;

Ground Floor	2,252 ft ²		(209.22 m ²)
First Floor	1,904 ft ²		(176.89 m ²)
Second Floor	1,642 ft ²		(152.59 m ²)
Total	5,798 ft²	 	(538.70 m²)

Smaller suites could be made available subject to covenant strength.

CAR PARKING

9 car parking spaces are available at the rear of the building.

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TERMS

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

RENT

£95,000 per annum exclusive, for a standard FRI lease.

EPC

The property has an energy performance certificate (EPC) in band C.

BUSINESS RATES

The rateable value of the property is £65,000 and for the year ending March 2018 the rates payable are £32,435.

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

VAT

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

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams
Email: rob@emanuel-jones.co.uk
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SUBJECT TO CONTRACT AND AVAILABILITY



September 2017

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 necessary 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 satisfy 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.