



-12-
Windsor Place
Cardiff, CF10 3BY

Refurbished Double
Width Office

TO LET

Location

Windsor Place is regarded as one of the premier business addresses within Cardiff's Central Business District. Being within the main city centre, the property is in close proximity to all the city's main amenities and attractions including shopping, bars and restaurants. The property is a short walk from Queen Street railway station, within close proximity of bus stops and close to major NCP public car parking.

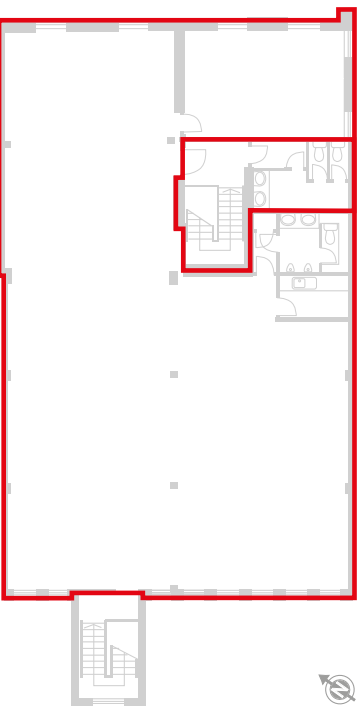
The property is situated on the western side of Windsor Place opposite the United Reform Church and Bar 33.

Nos 12 and 13 were comprehensively rebuilt behind their listed facade to comprise double width, modern, air conditioned office accommodation. This is a major advantage when compared to most other accommodation on Windsor Place, which is still in it's multi-floor Victorian layout. The vacant space has recently been comprehensively refurbished:

- Air conditioned
- Suspended ceilings
- Open Plan (with some modern glass partition meeting rooms)
- New carpets
- Recently redecorated throughout
- Feature glass ceiling light
- Kitchen and store room

Each floor can be let separately or together

Second Floor

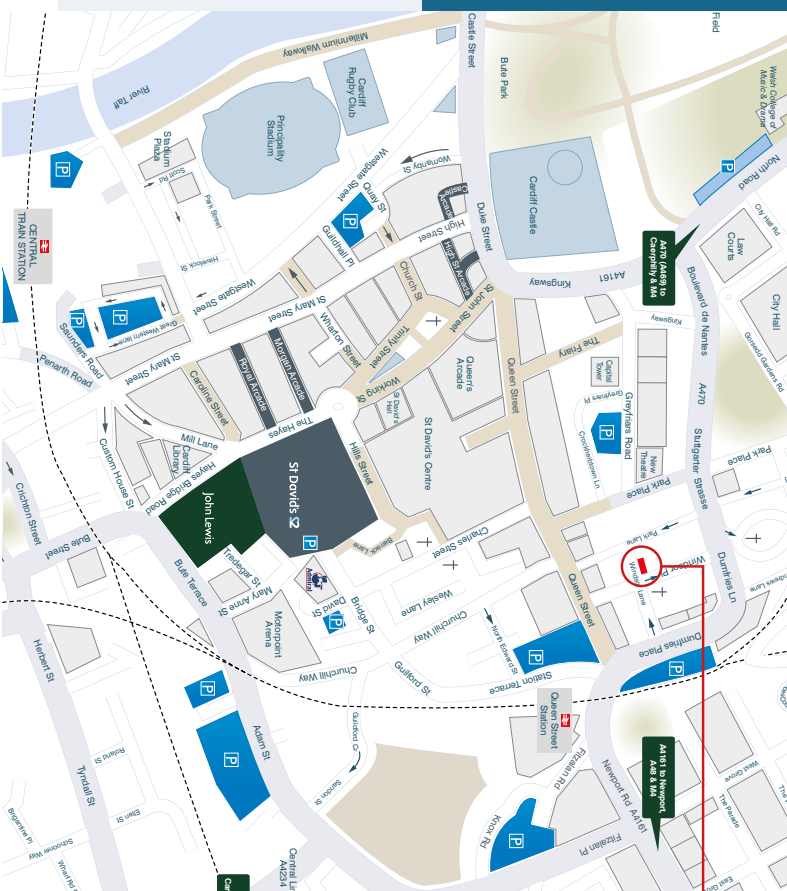


Large open plan plus three separate meeting rooms as well as kitchen and store room.

Self contained 2nd Floor

2,786 sq ft

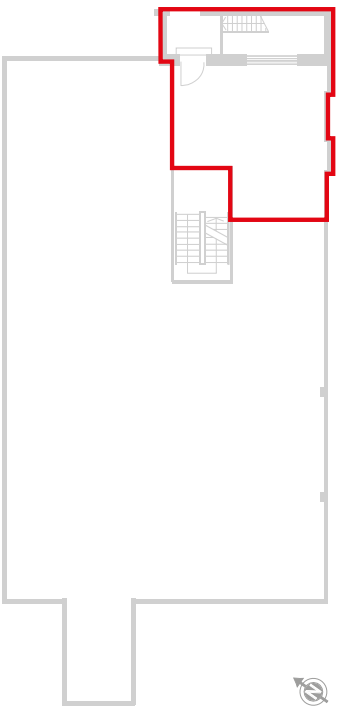
259 sq m



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Ground Floor



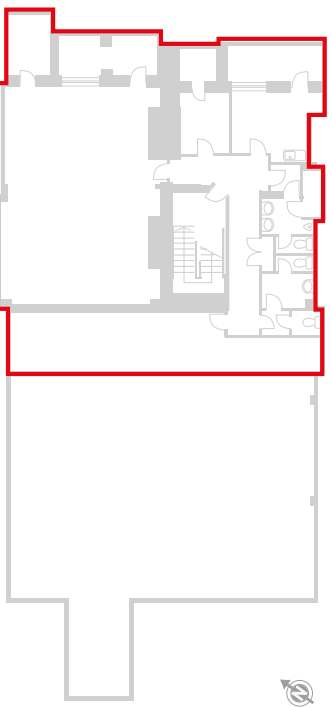
Attractive suite with feature window overlooking Windsor Place. Access from Windsor Place. Kitchen and wcs in Basement

Ground Floor 290 sq ft

27 sq m



Basement



Providing a mix of boardroom meeting rooms and storage space. Also comprises kitchen and wcs and shower

Basement

1,159 sq ft

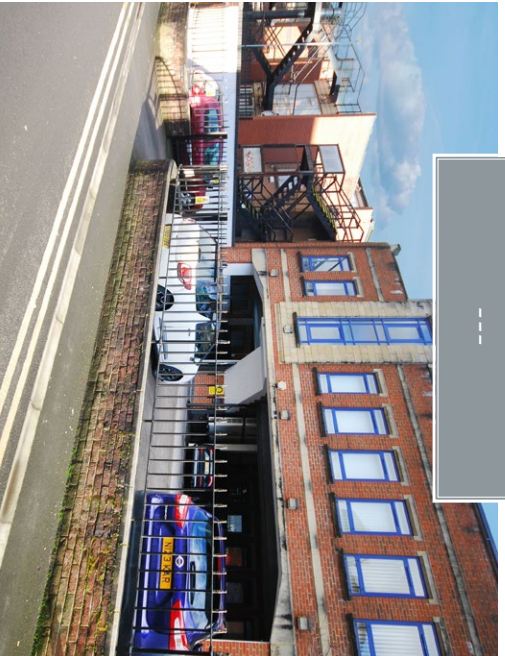
108 sq m





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Parking

There are 4 secure car spaces to the rear of the property

EPC
D 86.

Business Rates

The tenant will be responsible for the business rates. Details on request.

Service Charge

A fair proportion of outgoings including utilities and insurance are recovered via a service charge. Further details on request.

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