

TO LET
Upper Floor Office Suite
108.8 sq.m. (1,162 sq.ft)
(MAY SPLIT)



**Colum Buildings, 13 Mount Stuart Square,
Cardiff Bay, Cardiff. CF10 5EE**

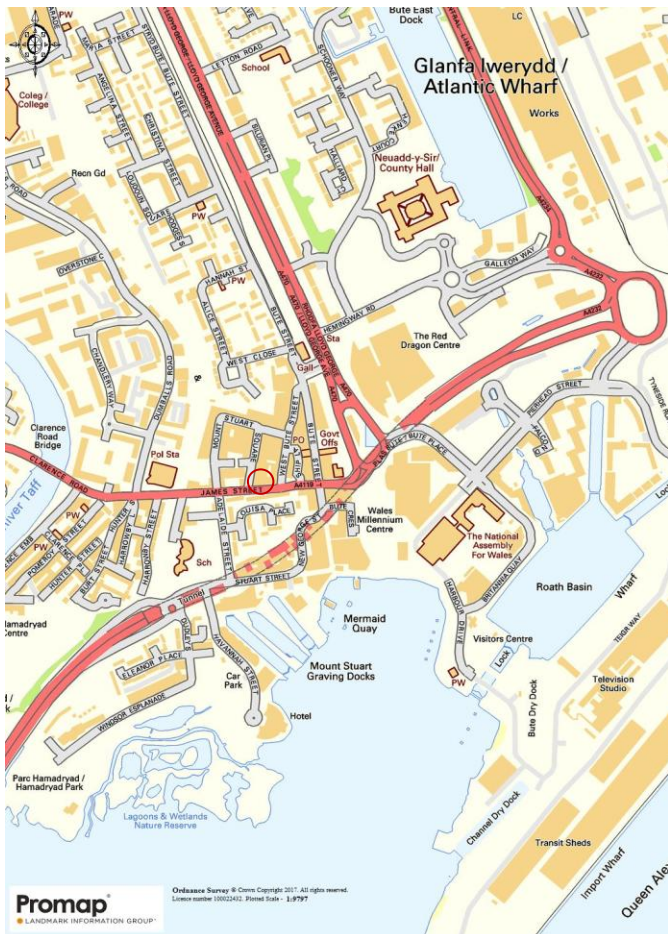
- WITHIN CLOSE PROXIMITY TO THE NATIONAL ASSEMBLY FOR WALES, WALES MILLENIUM CENTRE, MERMAID QUAY, & CARDIFF BAY WATERFRONT
- PROMINENT POSITION TO MAIN THOROUGHFARE
- EXCELLENT TRANSPORT LINKS

£12,000 p.a.x.

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13 Mount Stuart Square, Cardiff. CF10 5EE



LOCATION

Mount Stuart Square is situated in the commercial heart of the Cardiff Bay area which is a long established, mixed use area lying approximately 1 mile south of the City Centre. Within walking distance is The Atlantic Wharf Red Dragon Multiscreen Cinema/Restaurants/Leisure complex, Welsh Assembly Buildings, Wales Millennium Centre and Mermaid Quay with its numerous bars and restaurants.

The property is situated to a prominent position to the corner of James Street and Mount Stuart Square with Cardiff Bay Railway Station a short distance away.

There is swift access to the M4 at Junction 33 via the A4232 Link Road.

DESCRIPTION

A prominent 4 storey corner building with ground floor retail unit and upper floor offices.

The available accommodation to lease is situated to the First Floor of the building and benefits from communal facilities to include lift access, Male and Female W.C. facilities and kitchen.

ACCOMMODATION

The available accommodation briefly comprises;

Offices 108.8 sq.m. (1,162 sq.ft)
Kitchen & W.C. Facilities

TENURE/TERMS

Leasehold - The first floor office is available on flexible terms to be negotiated by way of a license agreement.

SERVICE CHARGE

A service charge will be payable to cover the communal costs.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

79

Copy certificate available upon request.

RATEABLE VALUE

We strongly advise that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

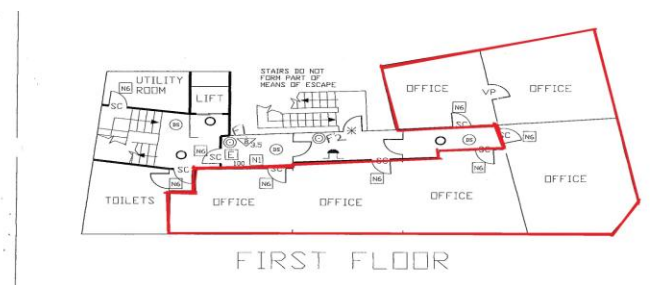
V.A.T.

All figures are quoted exclusive of V.A.T. where applicable.

SUBJECT TO CONTRACT AND AVAILABILITY

VIEWING STRICTLY BY APPOINTMENT ONLY

PLEASE NOTE PLAN IS NOT TO SCALE AND IS FOR IDENTIFICATION PURPOSES ONLY



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13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE