



## TO LET

30-31 Windsor Place, Cardiff, CF10 3BZ

City Centre Offices with Parking

- Prominent self contained office building
- 9 dedicated car parking spaces
- Prestige location on sought after street
- Private entrance
- Additional basement storage

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Emperor House, Scott Harbour, Pierhead Street, Cardiff, CF10 4PH  
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### Location

The property is situated on Windsor Place, a popular commercial location in Cardiff city centre. Queen Street Station is within a 5 minute walk and the busy Queen Street retail area is within 2 minutes walking distance.

Occupiers in close proximity include Berry Smith, Axa Insurance, Turley Planning Consultants, Wendy Hopkins Family Law Practice, Smart Solutions, Optimum Credit and Geldards.

Many amenities nearby such as EasyGym, Capitol Centre, St Davids Centre, Milk + Sugar, Bar 33, Starbucks and Pret a Manger.



### Description

The property comprises two 3 storey terraced buildings that have been combined to provide a single office premises. The accommodation benefits from:

- Suspended ceilings with recessed LED lighting
- Air conditioning throughout
- Gas central heating
- Decoration and carpeting throughout
- Kitchen facilities at ground and second floor level
- Male & female WC's
- Intruder alarm, CCTV and intercom system

### Accommodation

The property comprises the following approximate areas:

	Sq Ft	Sq M
Ground Floor	2,252	209
First Floor	1,904	177
Second Floor	1,642	153
<b>Total</b>	<b>5,798</b>	<b>539</b>

There is additional space available that measures 320.3 sq ft (29.7 sq m).

Smaller suites could be made available subject to covenant strength.

### Car Parking

9 car parking spaces are available at the rear of the building. Public car parking is available at the front of the property.

### Terms

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

### Rent

Quotation terms available upon request.

### EPC

Energy performance rating of C (74).

### Business Rates

Rateable Value of £65,000 (2017 Valuation). We recommend that the Tenant satisfies themselves with their own enquiries via Cardiff Council.

### VAT

VAT is applicable.

### Viewing

By appointment with joint agents Knight Frank LLP or Emanuel Jones.

### Grace Shackell

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