



1 Columbus Walk

Waterfront 2000, Cardiff, CF10 4BY

TO LET

**MODERN SELF CONTAINED
OFFICE BUILDING**

2,084 sq ft (193.60 sq m)

- + Prominent location
- + £25,000 per annum
- + 7 car parking spaces

029 2081 1581

www.emanuel-jones.co.uk



RENT

£25,000 per annum exclusive for the building.

TERMS

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

The tenant will pay a contribution towards the building and estate service charges. Further details on request.

BUSINESS RATES

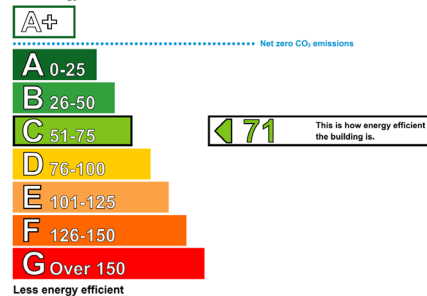
We are informed that the rateable value of the property as a whole is £14,700 and the rates payable for the financial year 2019/20 is £7,732.20.

On a basis of a single floor letting then each floor may qualify for Wales' Small Business Rates Relief Scheme.

Interested parties should make their own enquiries with the Local Authority.

EPC

More energy efficient



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: Rhys Williams / Leo Llewellyn
 Email: rhys@emanuel-jones.co.uk
 leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



November 2019

LOCATION

The property is situated in the popular Waterfront 2000 development approximately half a mile south of Cardiff city centre. Cardiff Central railway station and multiple bus stops are within a short walking distance. A Novotel Hotel is located at the entrance of the development.

JR Smart's Capital Quarter office development is located opposite which is home to a number of large blue chip companies including Admiral, Network Rail and Which? The development also includes a Co-op convenience store, Kin + Ilk Coffee Shop and Magic Wrap food store.

DESCRIPTION

The property comprises a self contained 3 storey end of terrace office building.

The specification of the offices are as follows;

- + Suspended ceilings with recessed lighting
- + Male, female and disabled WC's
- + Carpeted throughout
- + In floor 3 compartment floor boxes
- + Aluminium double glazed windows with blinds
- + Gas central heating system

The offices are available as a whole or alternatively could be let on a floor by floor basis (subject to the covenant strength and lease terms).

ACCOMMODATION

The available accommodation consists of the following approximate areas;

Ground Floor	679 sq ft		(63.08 sq m)
First Floor	679 sq ft		(63.08 sq m)
Second Floor	726 sq ft		(67.44 sq m)

Total Area 2,084 sq ft | (193.60 sq m)

CAR PARKING

There are 7 on site car parking spaces allocated to the building.

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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.