



TO LET

SHORT TERM FLEXIBLE LEASE AVAILABLE

Landore Court, 51 Charles Street, Cardiff, CF10 2G



From 1,183 to 5,122 sq ft (110 sq.m to 476 sq.m)

Property Highlights

- Flexible lease terms available
- Fully self contained office building
- Available as a whole or on a floor-by-floor basis
- Centrally located, close to Queen Street and St David's Shopping Centre
- 8 dedicated car parking
- Less than 5 minutes walk from Cardiff Central & Queen Street train stations



For more information, please contact:

Chris Terry
Associate
+(0)29 2026 2288
chris.terry@cushwake.com

Marchmount House
Dumfries Place
Cardiff
CF10 3RJ

cushmanwakefield.com

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Location

Charles Street is located in the heart of Cardiff's vibrant City Centre. The property is surrounded by a mix of uses, including office, A3 leisure and residential.

Charles Street is an established professional office location, which is popular with occupiers such as accountants, solicitors and architects. Cardiff Central and Queen Street stations are both within a short walk of the property.

The surrounding location has undergone major extensive redevelopment in recent years, notably with the recently completed 220,000 sq ft Admiral Headquarters, as well as the 1 million sq ft retail offering of St David's Shopping Centre.

Specification

The property comprises a self contained, four storey office building with brick and render facades under a mansard roof with sash windows.

The specification of the property comprises:

- Gas central heating
- Suspended ceilings with recessed lighting
- Raised, carpeted access flooring
- Four person passenger lift
- Double glazed windows
- Male, female and disabled WC facilities.
- Kitchen

Accommodation

51 Charles Street provides the following area:

Floor	Sq M	Sq. Ft
Ground floor	114	1,228
1 st floor	126	1,352
2 nd floor	126	1,359
3 rd floor	110	1,183
Total	476	5,122

Car Parking

8 secure car parking spaces allocated at the rear of the building

Terms

The property is available on an effective Full Repairing and Insuring Lease (via a service charge) for a term of years to be agreed.

Flexible / short term lease available.

Energy Performance Rating

This property has been graded as C (61).

Rent

£14.50 per sq ft.

Business Rates

The Rateable Value is £62,000 pa. Using the current UBR of £0.499 equates to a rates payable of **£30,9380 pa** / £6.12 psf.

(We advise all interested parties to rely on their own enquiries to the relevant Local Authority Rating Department.)

Service Charge

2017 figures for sole occupancy indicates a figure of circa **£0.46** per sq.ft. Further details available upon request.

Legal Costs

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

VAT

VAT will be charged.

Viewings

For further information and to arrange an inspection, please contact the sole agent:

Chris Terry

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