



City centre period offices with parking

26-28 Churchill Way, Cardiff, CF10 2DY

- 200.9 sq m (2,163 sq ft)
- Ground floor and basement office accommodation
- Onsite parking
- Walking distance of both Cardiff Queen Street & Cardiff Central Station

029 2049 2492

3 Assembly Square, Britannia Quay, Cardiff CF10 4PL
email: cardiff@knightfrank.com

Location

The property is situated on Churchill Way, in the heart of the City Centre with close proximity to the pedestrianised shopping precinct on Queen Street which offers many amenities including Easy Gym, Pret a Manger and Starbucks.

The location offers excellent public transport links including Queen Street Train Station and nearby bus routes. Various public car parking facilities are close by.



Description

The property comprises a three storey self-contained period office building with pedestrian access fronting Churchill Way.

The building benefits from the following specification:

- Suspended ceilings
- Central heating
- Dedicated parking spaces
- Kitchen & WC facilities
- 24 hour access

Accommodation

The property provides the following accommodation:

	sq ft	sq m
Basement	852	79.1
Ground Floor	1,311	121.8
Total	2,163	200.9

Areas are approximate and are subject to measurement in accordance with the latest RICS Code of Measuring Practice.

Service charge

A service charge is payable to cover the maintenance and upkeep of the building and common areas.

Terms

The offices are held on a lease expiring June 2020 and are available via a sub-lease or via a new lease for a term to be agreed subject to agreement with the Landlord.

Quoting terms are available on request.

Rateable Value

Basement and Ground floor - £22,750.

We recommend interested parties make their own enquiries with Cardiff Council Non Domestic Rates department.

VAT

VAT is applicable.

EPC

Energy Performance rating of D (94).

Legal Costs

Each party to be responsible for their own legal costs incurred in a transaction.

Viewing

By appointment with sole agents Knight Frank LLP.

Contact: **Grace Shackell**
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Subject to Contract **Details 09/18**
Photography 08/18

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