

# Cambrian Buildings

Mount Stuart Square  
Cardiff Bay



TO LET

CF10 5FL



— Flexible lease terms available

— Office suites from 1,000 sq ft

— On site parking

— Fibre optic broadband is provided to the building

Period Offices  
with parking

Wales Millennium  
Centre

National Assembly  
for Wales

Pierhead  
Building

Mermaid  
Quay

Cardiff Bay

St David's Hotel  
& Spa

Cambrian  
Buildings

## Location

Cambrian Buildings is prominently located on West Bute Street in the historic heart of Cardiff Bay and is well located for public transport. Train services run between Queen Street and Cardiff Bay Stations, every 12 minutes and the Bay Bus services run between Bute Street and Central Station every 10 minutes. Cardiff benefits from excellent road communications with access from Junctions 29-33 of the M4 Motorway. The property is well placed for access to the A4232 which leads to Junction 33 of the M4.

## Description

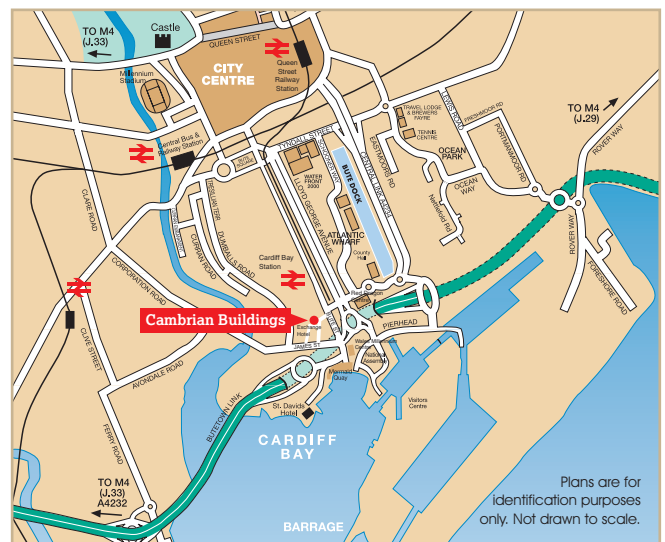
Built in the 1880's, this period landmark building comprises an end of terrace, Grade II listed office building arranged over ground and four upper floors with a secure car park.

The offices are arranged in two wings either side of a central access core. The original oak panelled boardrooms have been retained.

## Specification

The building benefits from the following specification;

- Suspended ceilings (part)
- Perimeter trunking
- Gas fired central heating
- Cat II lighting
- 8-Person passenger lift
- Disabled Access
- Male, female & disabled WC's
- Male/female showers
- Comfort cooling (in part)
- EPC rating of E101
- Fibre optic broadband is provided to the building



## Accommodation

A variety of office suites are available. Please contact the agents for full availability.

## Service Charge

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

## Parking

The car parking allocation for the building is provided at 1:1,000 sq ft occupied. Parking and bicycle racks are located at the rear of the property. Additional spaces may be available on licence.



**TESCO**



**CAFÉ ROUGE**



**Sainsbury's**



## Local amenities in Cardiff Bay

Formerly the world's largest coal exporting port, Cardiff Bay is now one of the top destinations in Wales with Europe's largest waterfront development and a large variety of shops and restaurants. These include Mermaid Quay, a shopping and leisure district providing a whole host of shops, quality restaurants, cafes and bars. Occupiers include Wagamama, Costa, Gourmet Burger Kitchen, Pizza Express, Café Rouge, Tesco Express and Austin Reed.

Other amenities in Cardiff Bay include the Millennium Centre, a key cultural and physical landmark hosting a wide range of performances from opera and ballet to comedy and musicals. The Red Dragon Centre is an entertainment destination combining a 12 screen Odeon Imax cinema, 26 lane bowling alley, 24-hour casino, state-of-the-art gym and health club, plus a wide range of restaurants, bars and cafes. Cardiff Bay is also home to the National Assembly for Wales.





## Terms

The suites are available on new leases for a terms to be agreed. The quoting terms are based on a rent of £12.50 per sq ft per annum, exclusive of rates, service charge and all other outgoings. Flexible lease terms and incentive packages are available.



## VAT

The property is elected for VAT that will be applicable to the rent and service charge at the standard rate.





Exchange  
Hotel

Cambrian  
Buildings

All photographs taken May 2017



## Viewing

Strictly by appointment with joint agents Fletcher Morgan and Knight Frank.



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