

Offices

savills

16 Columbus Walk, Waterfront 2000, Cardiff, CF10 4BY

savills.com



TO LET

- 144.09 sq m (1,551 sq ft)
- Close to Cardiff city centre
- To be newly refurbished
- 3 car parking spaces

For Further Information:

Savills
12 Windsor Place
Cardiff
CF10 3BY
www.savills.co.uk/offices

Contact:
Gary Carver
029 2036 8963
07972 000 171
gcarver@savills.com

Contact:
Sam Middlemiss
02920 368 962
07870 999243
Smiddlemiss@savills.com

London - Bristol - Birmingham - Cambridge - Cardiff - Dublin - Edinburgh - Glasgow - Leeds - Manchester - Oxford - Peterborough - Southampton

Location

The property is situated on Columbus Walk which forms part of the Waterfront 2000 development. It is ideally located being only a short walk from Cardiff Central railway station as well as St David's 2 shopping centre, anchored by John Lewis. 16 Columbus Walk is also located adjacent to the Capital Quarter office development and a number of amenities including Novotel Hotel and Kin+Ilk coffee shop. The property is easily accessed by car being just off the A4232 which links directly into Cardiff Bay and J33 of the M4. The M4 at Junctions 29 and 30 to the east is also easily accessible via Newport Road and the A48M.

Description

16 Columbus Walk comprises a self-contained, 3 storey office building. The property is to be refurbished to provide good quality accommodation, with a specification including raised floors, suspended ceilings with recessed lighting, kitchen facilities, gas central heating and male and female wc facilities.

Accommodation

	Sq M	Sq Ft
First Floor:	144.09	1,551

Parking

The office benefits from 3 allocated parking spaces.

Terms

The property is available to let by way of a new lease for a term to be agreed.

Rent

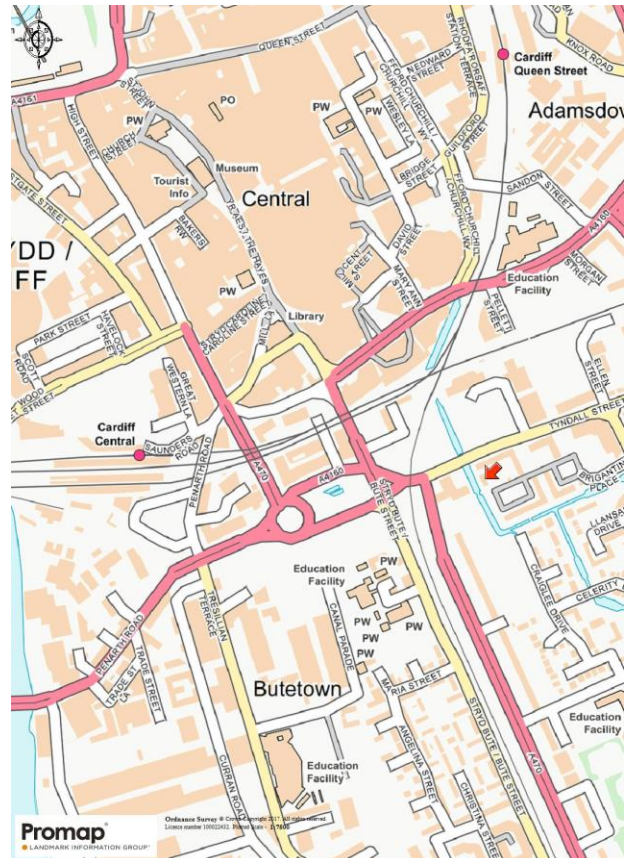
On application.

Building/Estate Service Charge

An building/estate service charge is payable. Further details are available on request.

Business Rates

Ratable Value - £10,303 per annum
Rates payable (17/18) - £5,141 per annum



EPC

The property has an Energy Performance Asset Rating of 64 (C rating)

Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT.

Viewings

Strictly by appointment via Savills.

For Further Information:

Subject to contract

Feb 19

Savills
12 Windsor Place
Cardiff
CF10 3BY
www.savills.co.uk/offices

Contact:
Gary Carver
029 2036 8963
07972 000 171
gcarver@savills.com

Contact:
Sam Middlemiss
02920 368 962
07870 999243
Smiddlemiss@savills.com

IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.