

OFFICE TO LET / FOR SALE

22 Windsor Place

Cardiff, CF10 3BY



Key Highlights

- Freehold or Leasehold
- 4,020 sq ft (373.46 sq m)
- Floor by Floor lettings considered
- Part Let
- Partially Refurbished
- 6 Parking Spaces

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

22 Windsor Place comprises an impressive three-storey, terraced office building which has recently been partially modernised and also benefits from a modern extension. The basement benefits from 2 meeting rooms and kitchen with the upper floors providing a mix of open plan space and cellular offices. There is car parking to the rear for 6 cars.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Basement	709	66
Ground	1,339	124
1st	979	91
2nd	993	92
TOTAL	4,020	373

LOCATION

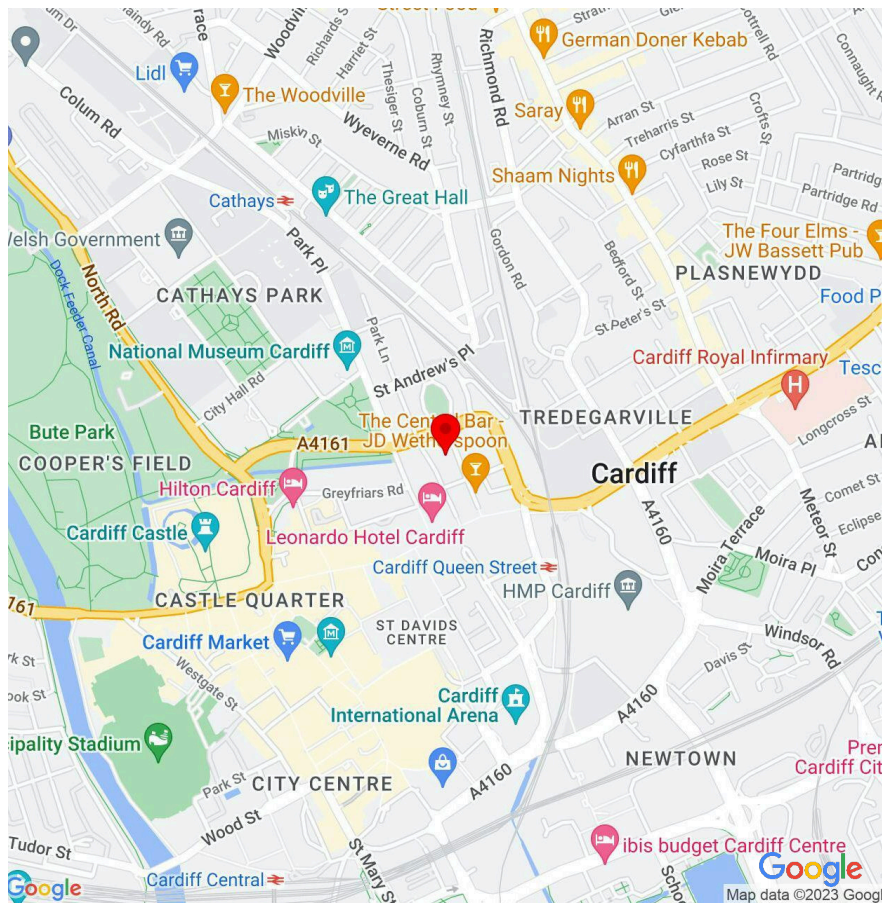
The property is situated on Windsor Place, one of Cardiff's most sought after professional office locations. Queen Street and Cardiff's main retail areas are all located within close proximity.

Windsor Place is well served by public transport with Queen Street Railway Station only 0.2 miles away and bus stops located on Dumfries Place, which runs parallel to Windsor Place.

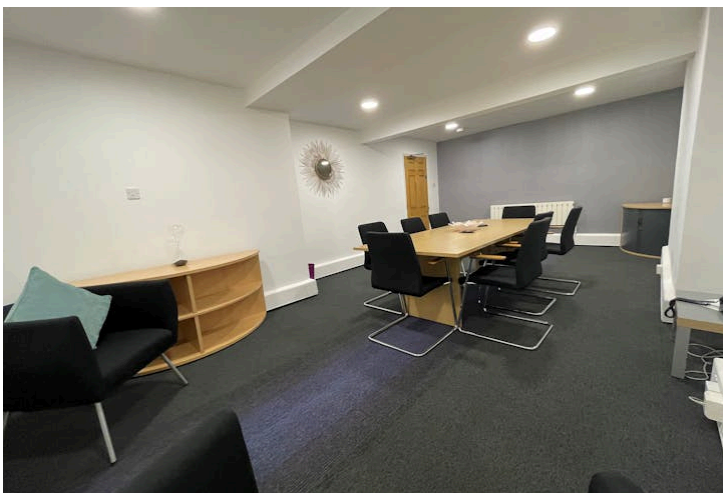
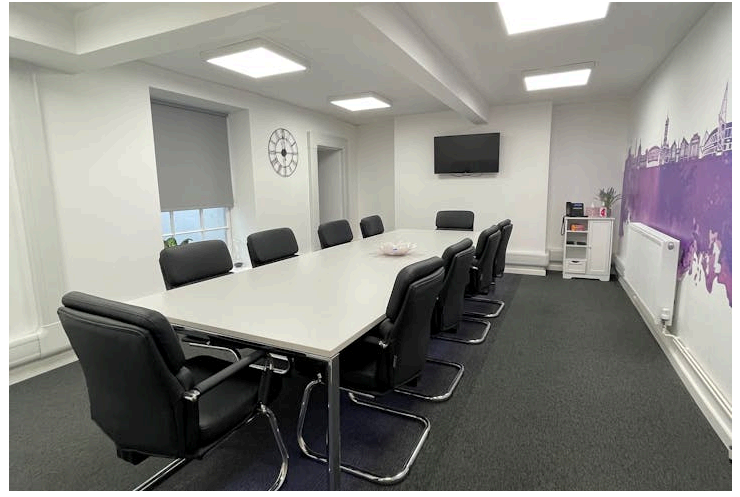
The property is easily accessible by car and there are a number of public car parks nearby.

SPECIFICATIONS

- Suspended ceilings
- Gas central heating
- Kitchen facilities
- Carpeted flooring
- Perimeter trunking
- LED lights
- Shower
- Male & Female WC's



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VIEWINGS

Strictly via Savills

TERMS

The property is available freehold at a price of £575,000 or To Let on a floor by floor basis for a term to be agreed.

BUSINESS RATES

Rateable Value: £53,900
Rates Payable: £6.92 per sq ft

VAT

VAT is applicable

EPC

D rating

TENANCIES

The property benefits from the following tenancy; Rear 2nd Floor
- Let to Calan Retail at a rent of £7,185 pa

CONTACTS

For further information please contact:

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