

TO LET - OFFICE

# 14 ST. ANDREWS CRESCENT

Cardiff, CF10 3DD



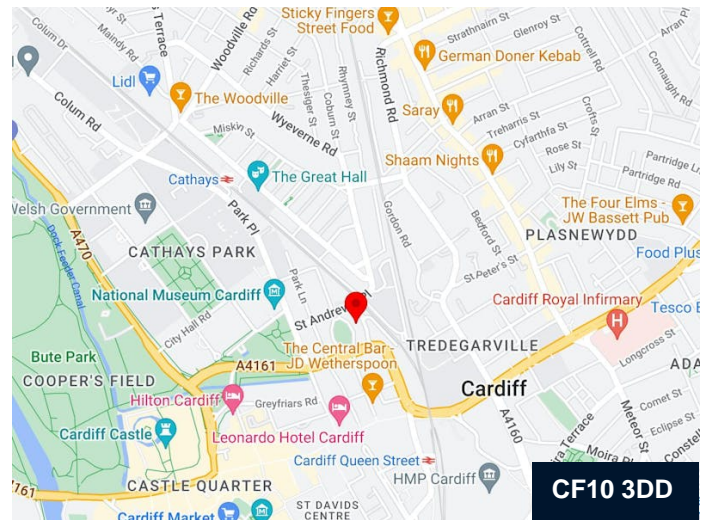
## Key Highlights

- Parking for 2 cars
- Raised Floors
- Passenger Lift
- 2,012 sq. ft.
- Fully modernised
- Heating/Cooling

2 Kingsway  
Wales CF10 3FD

[savills.co.uk](http://savills.co.uk)





## Description

14 St Andrews Crescent is a three storey office building which was substantially redeveloped in 2010/11. The available suite is situated on the 1st floor and provides a mix of open plan and glass partitioned space. The suite benefits from dedicated kitchen and WC facilities in addition to a high quality finishes. The specification includes; raised floors, suspended ceilings with recessed lighting, air-conditioning and carpets throughout. The property also benefits from a passenger lift and high quality common parts.

## Location

The property is situated in St Andrews crescent which forms part of Cardiff's established professional office core, situated nearby to City Hall, The National Museum of Wales and Cardiff University. St Andrews Crescent benefits from easy access from Cardiff's main road network. Cardiff Queen Street Railway Station is only a short walk away, as are a number of bus stops which are situated on Dumfries Place. There is also an NCP car park situated on Dumfries Place.

The city centre retail areas are all situated close to St Andrews Crescent with Queen Street, one of Cardiff's prime pedestrianised retail area only a short walk away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,012	186.92	Available
<b>Total</b>	<b>2,012</b>	<b>186.92</b>	

## Terms

The offices are available to let by way of a new lease for a term to be agreed. Further details available on request.

## Rent

On application

## Service Charge

A service charge is payable to cover the costs of running and maintaining common services. Further details on request.

## VAT

VAT is applicable

## Legal Costs

Each party to bear their own legal costs

## Business Rates

RV - £32,000

Payable (23/24) - £17,120

## Viewings

Strictly via Savills

## Contact

### Gary Carver

07972000171

gcarver@savills.com

### Will Evans

07870 999243

will.evans@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. Generated by AgentsInsight / Generated on 21/08/2025

