

OFFICE - TO LET

10 COLUMBUS WALK, WATERFRONT 2000, CARDIFF, CF10 4BY



Key Highlights

- From 62.70 sq m (675 sq ft) up to 194.09 sq m (2,089 sq ft)
- To be refurbished
- Close to Cardiff city centre
- 7 car parking spaces

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The Savills logo consists of the word 'savills' in a lowercase, sans-serif font, colored in a bright yellow. It is positioned on a solid black rectangular background.

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. 10 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 accessible via Newport Road and the A48M.

Description

10 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, female and disabled wc facilities.

Accommodation

| AREA | SQ M | SQ FT |
|--------------|---------------|-----------------|
| Ground Floor | 62.70 | 674.90 |
| 1st Floor | 65.30 | 702.89 |
| 2nd Floor | 66.09 | 711.39 |
| TOTAL | 194.09 | 2,089.18 |

The offices are available as a whole or on a floor by floor basis.

Parking

The office benefits from 7 allocated parking spaces, reflecting an attractive parking ratio of 1 per 298 sq ft.

Terms

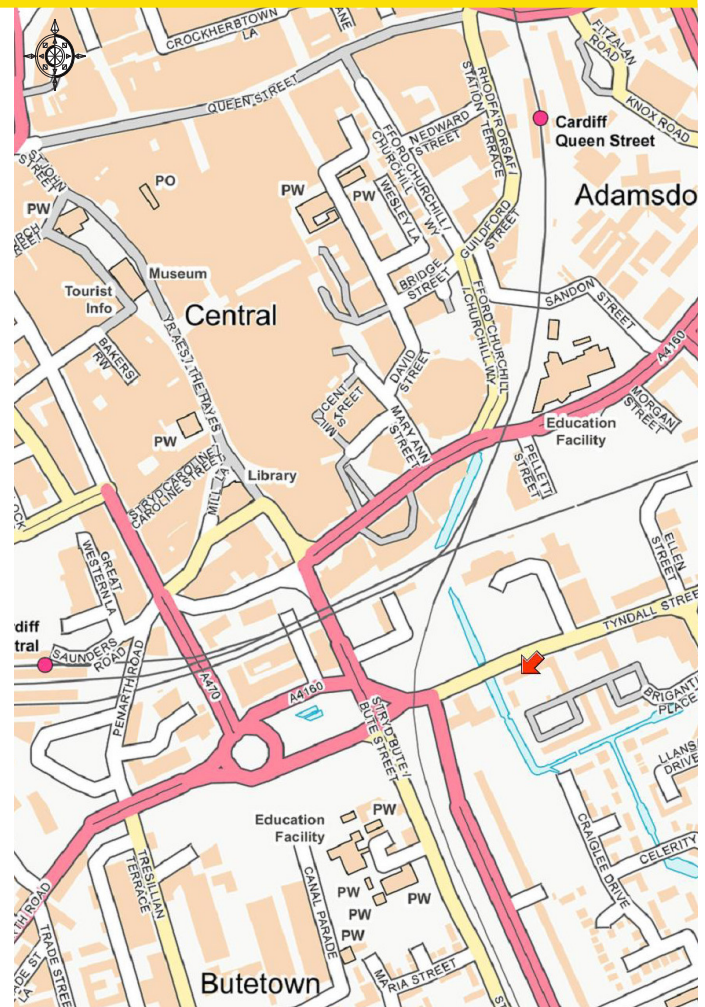
The property is available to let by way of a new lease for a term to be agreed.

Rent

£13.50 per sq ft per annum.

Building/Estate Service Charge

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



Business Rates

| | |
|-----------------------|-------------------|
| Rateable Value | £13,250 per annum |
| Rates Payable (18/19) | £6,812 per annum |

EPC

Further details on application.

Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT.

Viewings

Strictly by appointment via Savills.

Contact

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