

OFFICE FOR SALE

# 12 - 13 Windsor Place

Cardiff, CF10 3BY



## Key Highlights

- Freehold
- City centre location
- Open plan
- Attractive period building
- 8 secure parking spaces to the rear
- Potential to split into 2 buildings
- Opportunity to change use class - subject to planning

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## DESCRIPTION

12-13 Windsor Place comprises an impressive three-storey, terraced office building with basement. The property has been comprehensively rebuilt behind its listed façade to provide modern, open plan office accommodation (The rear roof was also replaced approximately 3.5 years ago). The basement provides a mix of offices and storage as well as kitchen and shower. There is secure gated car park to the rear with space for 8 cars.

## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Basement	1,168	109
Ground	2,280	212
1st	3,250	302
2nd	2,765	257
<b>TOTAL</b>	<b>9,463</b>	<b>879</b>

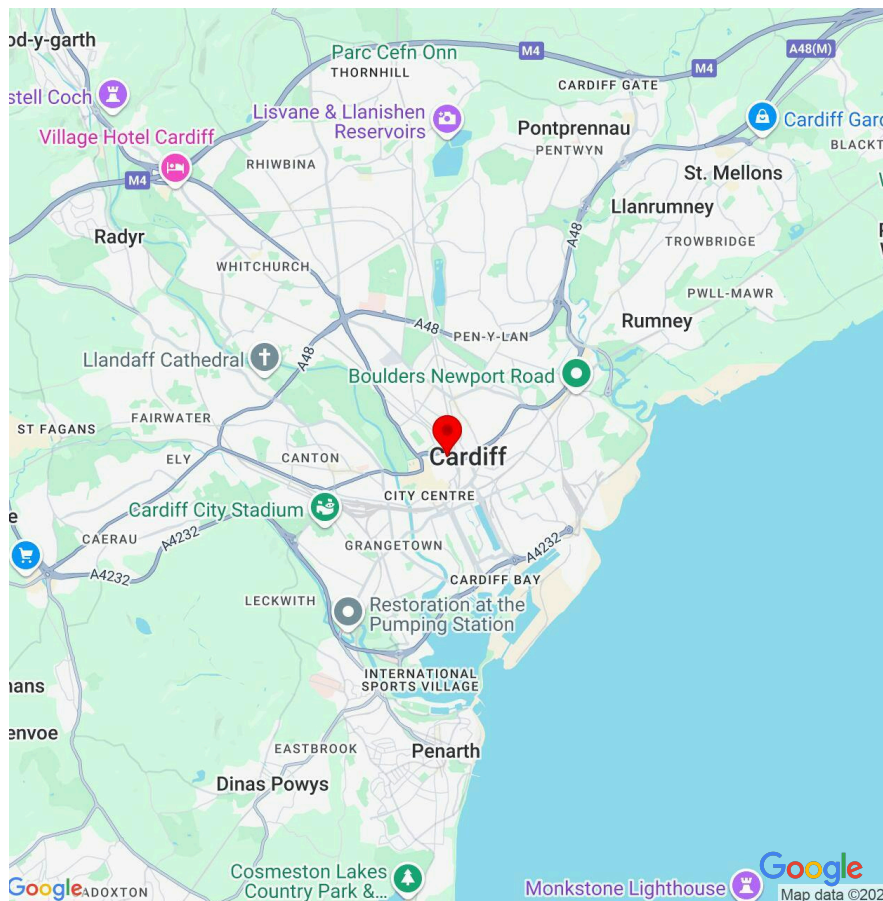


## LOCATION

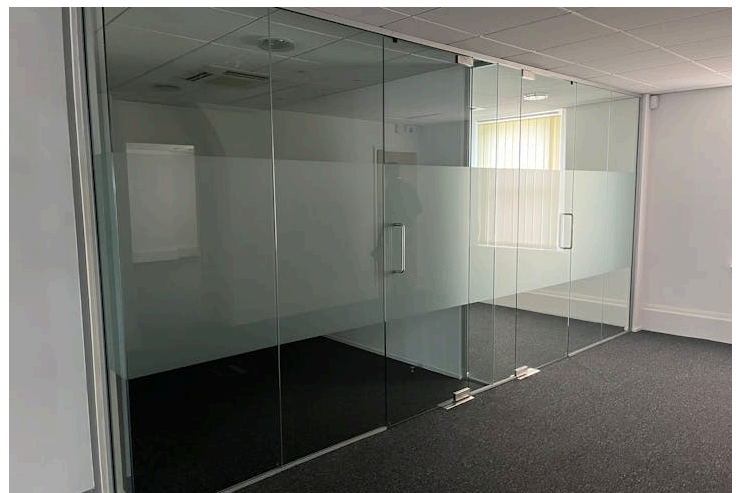
The property is situated in Windsor Place, a well regarded office location which has attracted a range of occupiers. Queen Street and Cardiff's main retail areas are all within a 5 minute walk. Windsor Place is well served by public transport with Queen Street Railway Station approximately a 4 minute walk, with bus stops located on Dumfries Place. The property is easily accessible by car with public metered parking on Windsor Place and an NCP car park on Dumfries Place, approximately a 2 minute walk.

## SPECIFICATIONS

- Suspended ceilings
- Mix of Gas Central Heating and Cooling
- Kitchen facilities
- Carpeted floors
- Perimeter and underfloor trunking
- Basement meeting rooms / storage
- Male & Female WC's
- Shower
- Meeting rooms/Offices on ground & 1st floors
- Two entrances/receptions
- Rear access from car park
- Secure car park with 2 security shutters



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## VIEWINGS

Strictly via Savills.

## TERMS

The property is available freehold.  
The quoting price is £1,575,000.

## BUSINESS RATES

The property is currently assessed as separate buildings. Further details on request.

## VAT

VAT is applicable.

## EPC

The EPC is C-61

## PLANNING

The property has consent for B1(a) office use. Cardiff Council have provided a positive response to a pre-app for residential use on the upper floors.

## CONTACTS

For further information please contact:

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