

To Let

Office 1,285 to 6,444 sq ft

Landore Court, 47 Charles Street, Cardiff, South Glamorgan, CF10 2GD



Summary

- Modern City Centre Office Building
- Type: Office
- Tenure: To Let
- Size: 1,285 to 6,444 sq ft
- Rent: £14.50 per sq ft

Highlights

- Fully self contained building
- Available as a whole or on a floor by floor basis
- Located in the central core, close to Queen Street and St David's 2
- Dedicated car parking

Location

Charles Street is located in the heart of Cardiff's vibrant City Centre. The property is surrounded by a mix of uses, including office, residential and A3 leisure.

The surrounding location has undergone major extensive redevelopment in recent years, notably with the recently completed 220,000 sq ft Admiral Headquarters as well as the 1 million sq ft retail offering of St David's shopping centre.

Charles Street is an established professional office location, which is popular with occupiers such as accountants, solicitors and architects. Cardiff central and Queen Street station are both within a short walk of the property.

Specification

The property comprises a self contained, four storey office building, with brick and render facades under a mansard roof with sash windows.

The specification of the property comprises:

- Gas central heating
- Suspended ceilings with recessed lighting
- Raised, carpeted access flooring
- Four person passenger lift
- Double glazed windows
- Male, female and disabled WC facilities

Availability

Building	Floor	sq m	sq ft
47	Ground	152.64	1,643
47	First	164.80	1,774
47	Second	161.84	1,742
47	Third	119.38	1,285
47	TOTAL	598.66	6,444

Measurements are on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edn. Floor areas are subject of re-measurement on an International Property Measurement Standard basis.

Car parking

The car park is located to the rear of the property. There is a car parking ratio of 1:700 sq ft.

Terms

The property is available on an effective Full Repairing and Insuring Lease, for a term of years to be agreed by a way of building and estate service charge.

Energy Performance Rating

This property has been graded as 52 (C).

Rent

£14.50 per sq ft

Business Rates

c. £5.59 per sq ft.

Service Charge

c. £5.00 per sq ft.



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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