



## Castle Buildings

Castle Buildings, 13-19 Womanby Street, Cardiff, CF10 1BR

**For Sale / To Let: City centre office with development potential (subject to planning)**

**15,890 sq ft**  
(1,476.23 sq m)

- Development potential (subject to planning)
- City centre location
- Secure parking
- Self contained

# Castle Buildings, 13-19 Womanby Street, Cardiff, CF10 1BR

## Summary

Available Size	15,890 sq ft
Price	£1,125,000
Rates Payable	£5.43 per sq ft
Rateable Value	£152,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

## Description

A rare freehold city centre purchase opportunity located in Cardiff city centre, centrally situated within short walking distance of the Castle, Principality Stadium and numerous city centre leisure amenities.

The property is a four storey former Georgian mill building of traditional construction which has been converted to provide a single office building.

The property benefits from the following specification: Suspended ceilings, perimeter trunking, gas central heating, a mixture of cellular and open plan accommodation.

Secure parking is available basement level.

## Location

Castle Buildings is situated prominently on Womanby Street, a city centre location that has been rejuvenated by the influx of many leisure operators, making it one of the most vibrant areas of the City.

Excellent public transport connections are available, with both Cardiff Central and Queen Street train stations a short walk away, and with numerous bus routes in the vicinity.

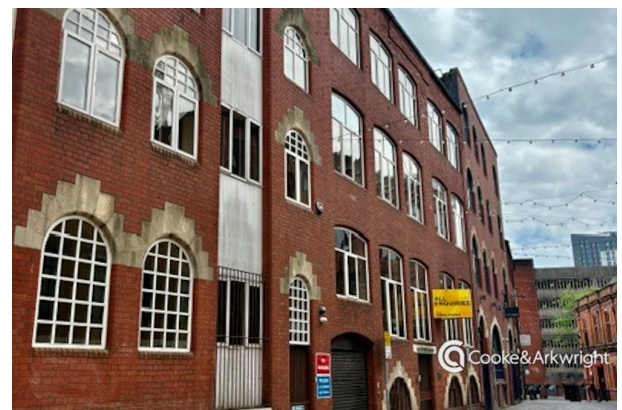
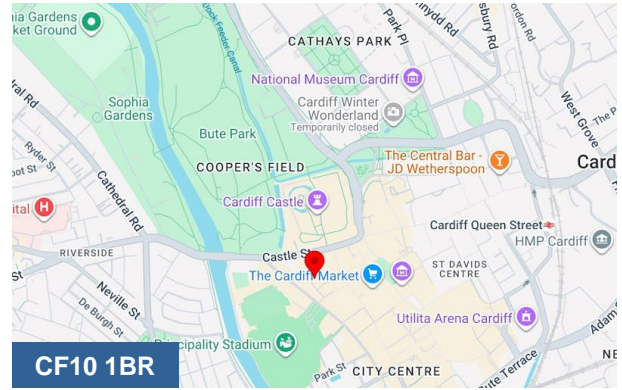
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Office	452	41.99	Available
Ground - office	4,460	414.35	Available
1st - Office	4,693	435.99	Available
2nd	4,585	425.96	Available
3rd	1,700	157.94	Available
<b>Total</b>	<b>15,890</b>	<b>1,476.23</b>	

## Terms

The freehold of the property is available to purchase. The property is also available to lease on terms to be agreed.



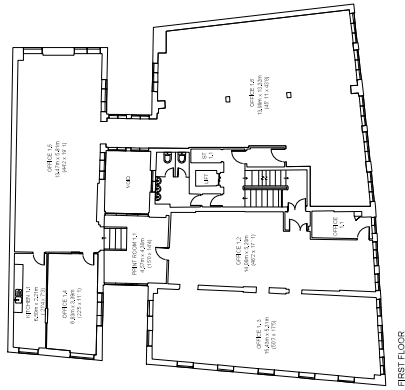
## Viewing & Further Information



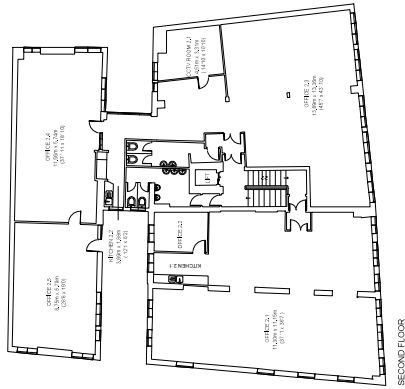
**Mark Siddons**

029 2034 6361

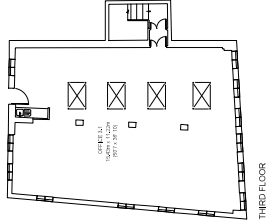
mark.siddons@coark.com



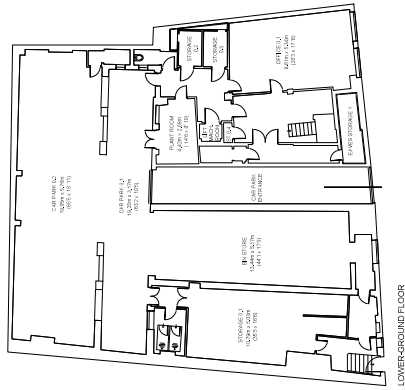
FIRST FLOOR



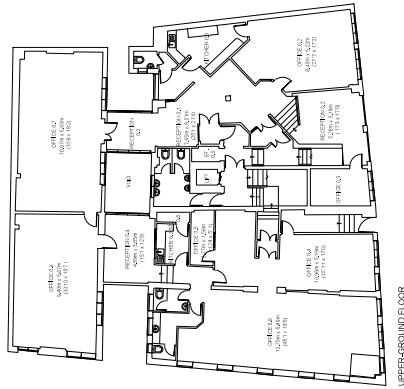
SECOND FLOOR



THIRD FLOOR



LOWER-GROUND FLOOR



UPPER-GROUND FLOOR



GROUND FLOOR