



## Belmont House

Churchill Way, Cardiff, CF10 2HE

**TO LET - 1,055 - 22,044 sq.  
ft. Grade A Office in Cardiff  
city centre**

**1,055 to 25,241 sq ft**  
(98.01 to 2,344.97 sq m)

- Suspended ceilings
- LG7 Recessed Lighting
- Four pipe fan coil air-conditioning
- Flexible open plan floor plates
- Double glazed windows
- 2 passenger lifts
- Shower facilities
- DDA compliant

# Helmont House, Churchill Way, Cardiff, CF10 2HE

## Summary

Available Size	1,055 to 25,241 sq ft
Rent	£21 per sq ft
Rates Payable	£7.15 per sq ft
Service Charge	£9.61 per sq ft
Car Parking	1:500 sq.ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

## Description

Helmont House provides office accommodation, originally built in the 1980's the building was comprehensively refurbished in 2009.

Car parking (accessed via North Edward Street), storage and staff amenities are at basement level; ground floor retail with the office accommodation accessed off a piazza level with refurbished reception and conference room.

A lift lobby provides access to the office levels on third to tenth floors.

## Property Highlights / Amenities

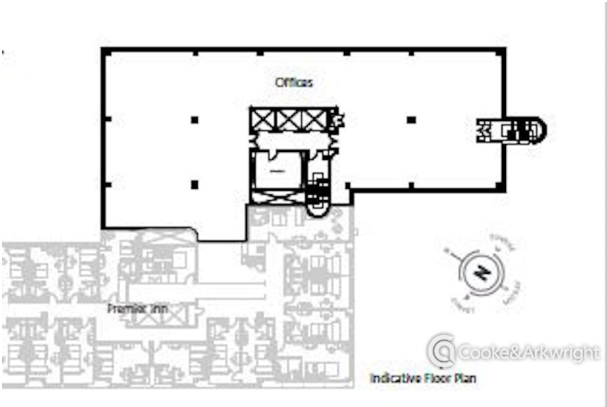
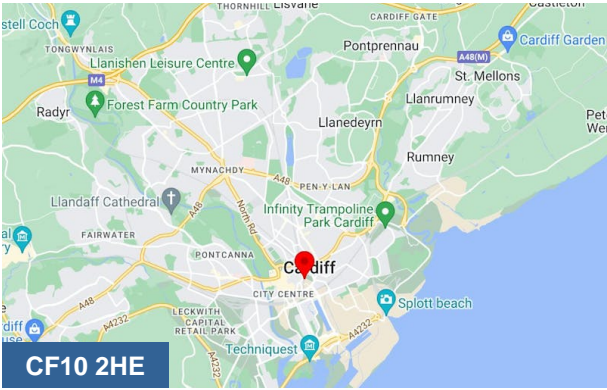
- Build Status: Refurbished

## Accommodation

Name	sq ft	sq m	Availability
10th - (A)	5,623	522.39	Available
10th - (C)	1,055	98.01	Available
9th - (A)	4,910	456.15	Available
9th - (B)	2,089	194.07	Available
8th - (A)	4,526	420.48	Available
7th - (A)	3,841	356.84	Available
Ground	3,197	297.01	Available
<b>Total</b>	<b>25,241</b>	<b>2,344.95</b>	

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



## Viewing & Further Information



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