



## No. 2, Drake Walk, Waterfront 2000, Cardiff, CF10 4LN

### Office For Sale

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	2,048 sq ft / 190.27 sq m
<b>Price</b>	Offers in excess of £260,000 Exclusive
<b>Service Charge</b>	Budget to be confirmed
<b>Business Rates</b>	To be assessed
<b>EPC Rating</b>	C (67)

#### Key Points

- City centre location with excellent road links
- Close proximity to central rail and bus stations
- 3 storey office building
- Own your office building - potential SIPP opportunity
- On site car parking - 6 No. spaces allocated
- Amenities in close proximity
- Suitable for own occupation or could be sub-divided

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## Summary

Available Size	2,048 sq ft
Price	Offers in excess of £260,000 Exclusive
Business Rates	To be assessed
Service Charge	Budget to be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Approximate Premium to be confirmed
EPC Rating	C (67)

## Description

Francis House is located at the popular Waterfront 2000 development close to Callaghan Square and Capital Quarter scheme and the Central Rail Station.

## Location

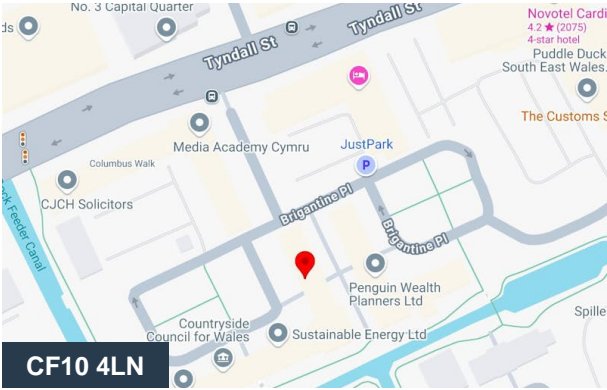
Waterfront 2000 development is adjacent to Callaghan Square and Capital Quarter - within the city centre. Railway Stations and the St Davids 2 Shopping Centre are within walking distance. The location benefits from excellent communications to all parts of the City. The M4 (J.33) is also easily accessible via the nearby A4232 PDR.

## Specification

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## Terms

Long leasehold interest available, residue of term 994 years from 19th January 2000.  
A copy of the Lease / Title information is available upon request.



## Viewing & Further Information



**Henry Best**  
07738960012  
henry@jenkinsbest.com



**Craig Jones**  
07867 393494  
craig@jenkinsbest.com



**Anthony Jenkins**  
02920 340033  
anthony@jenkinsbest.com

**Mr Gary Carver (Savills)**  
02920368963 | 07972000171

**Mr Will Evans (Savills)**

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