



12- 13 Windsor Place

Cardiff, CF10 3BY

**For Sale: Period office
property with generous
parking**

9,463 sq ft
(879.14 sq m)

- Alternate use potential (subject to planning)
- Well maintained and modernised period property
- Secure rear parking for 8 cars
- High quality fit out
- Open plan upper floors
- Shower facilities

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Summary

Available Size	9,463 sq ft
Price	£1,350,000
Business Rates	The rating assessment is currently split into various components. Further details available on request.
Car Parking	8 spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Description

12-13 Windsor Place comprises an impressive three-storey, terraced office building with basement.

The property provides a mix of open plan accommodation and separate meeting / board rooms with glazed partitioning. The basement provides additional office space as well as storage, kitchen and shower facilities.

There is secure gated car park to the rear with space for 8 cars, providing an excellent city centre ratio.

The specification includes:

Suspended ceilings, a combination of gas central heating and comfort cooling, perimeter and underfloor trunking, Male & Female WC's and shower facilities.

Location

The property is situated in Windsor Place, a well established office location which has also attracted a range of alternate uses.

Queen Street and Cardiff's main retail areas are all within a 5 minute walk, with a range of amenities in the vicinity. 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.

Accommodation

The accommodation comprises the following areas:

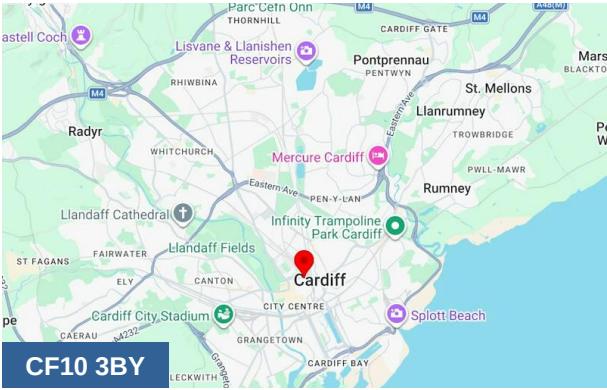
Name	sq ft	sq m	Availability
Basement	1,168	108.51	Available
Ground	2,280	211.82	Available
1st	3,250	301.93	Available
2nd	2,765	256.88	Available
Total	9,463	879.14	

Viewings

Via Cooke and Arkwright or joint agent Savills.

Terms

The Freehold interest is available to purchase.



Viewing & Further Information

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