



## Suites At Brunel House - 9th Floor

Fitzalan Road, Cardiff, CF24 0EB

**TO LET: Flexible and furnished office accommodation in Cardiff city centre.**

**559 to 2,292 sq ft**  
(51.93 to 212.93 sq m)

- Flexible terms available
- Furnished 'plug and play' available
- Cafe on site
- Communal breakout space available
- Additional meeting/ board rooms for hire

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## Summary

Available Size	559 to 2,292 sq ft
Rent	£20 per sq ft (Furnished options available from: £22.50 psf)
Rates Payable	£7.64 per sq ft Small rates relief may apply on ceratin suites.
Service Charge	£11 per sq ft Includes utilities and insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

Suites At Brunel is bright and airy space and benefits from the following specification;

- Carpeted flooring - Colourful suite surroundings - Climate control in every suite -
- Artwork by talented local artists - Fully equipped kitchenettes - Excellent natural light -
- Stunning views of Cardiff Bay and beyond.

The recently redeveloped ground floor has an onsite crèche, showers, bike storage, plus a Kin + Ilk café serving barista-crafted coffee and hot and cold food from morning to afternoon.

Rent: Unfurnished: £20.00 psf  
Furnished: £22.50 psf

## Accommodation

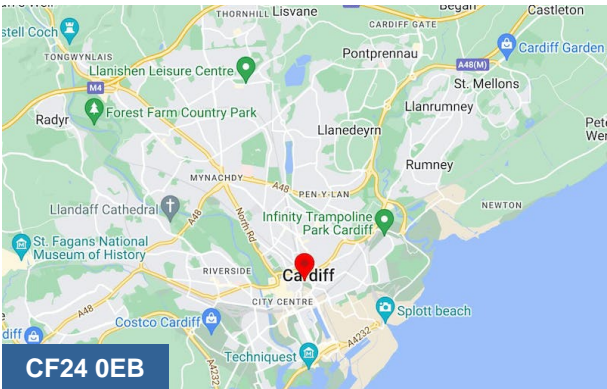
Name	sq ft	sq m	Availability
Suite - 1	2,680	248.98	Let
Suite - 2	559	51.93	Let
Suite - 3	990	91.97	Let
Suite - 4	635	58.99	Let
Suite - 5	850	78.97	Let
Suite - 6	1,162	107.95	Available
Suite - 7	828	76.92	Under Offer
Suite - 8	667	61.97	Available
Suite - 9	1,044	96.99	Let
Suite - 10	2,292	212.93	Available
Total	11,707	1,087.60	

## Internet:

Cat 6 data cabling, with pre-connection in place

## Dilapidations:

None at lease expiry



## Viewing & Further Information



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