



## 29 Windsor Place

Cardiff, CF10 3BZ

### To Let: Fully fitted and furnished city centre office

**750 sq ft**  
(69.68 sq m)

- Fitted and furnished
- Plug and play available
- Kitchen and WIFI included
- Meeting room available
- Parking
- Flexible terms available

# 29 Windsor Place, Cardiff, CF10 3BZ

## Summary

<b>Available Size</b>	750 sq ft
<b>Rent</b>	£18,750 per annum
<b>Rates Payable</b>	£5,572 per annum Small business rates relief might be available.
<b>Service Charge</b>	£5,625 per annum Includes: all utilities, cleaning, WIFI and use of the shared kitchen.
<b>Car Parking</b>	1
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C

## Description

29 Windsor Place is a mid-terraced, three-storey period building which has been comprehensively refurbished.

The available space is located on the ground floor with exposed services, suspended LED lighting and air-conditioning units.

A communal kitchen is available for use, with WCs and shower facilities located within the common areas of the building.

All furniture, utilities, cleaning, and Wi-Fi are included in the service charge.

The office is ready for immediate occupation offering a quick access solution, avoiding the delay and cost of fit out and connection time.

## Location

The property is situated on Windsor Place, one of Cardiff's most sought-after professional office locations. Queen Street and Cardiff's main retail areas are all located within close proximity.

Windsor Place is well served by public transport with Queen Street Railway Station and many bus stops located on Dumfries Place.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	750	69.68	Available
<b>Total</b>	<b>750</b>	<b>69.68</b>	

## Terms

The accommodation is available to lease on an effective full repairing and insuring lease, via a service charge.



## Viewing & Further Information



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