



40 Windsor Place

Cardiff, CF10 3BW

The Fully Refurbished Art Deco Property is located in a highly prominent corner site at the junction of Windsor Place and Queen Street.

1,604 sq ft
(149.02 sq m)

- Heavy footfall, heart of the city
- Easy access to rail, bus and car parking
- First floor office suite in excellent condition
- New key point...

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Summary

Available Size	1,604 sq ft
Rent	£15,000 per annum
Rates Payable	£14,190.50 per annum
Rateable Value	£25,250
Service Charge	£6.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (35)

Description

The first floor suite has undergone refurbishment to provide high quality accommodation. Accessed from a dedicated entrance off Windsor Place, the offices benefit from contemporary communal areas with lift and stair access to all floors.

Internally, the offices benefit from a high quality specification including heating/cooling, suspended ceilings and recessed lighting, raised floors, new windows, kitchen and boardroom. There are communal male, female and disabled wc's on the floor.

Location

The Property comprises a highly prominent corner site at the junction of Windsor Place and the pedestrianised Queen Street, Cardiff's main retail thoroughfare. Windsor Place is the principal professional office location in the heart of Cardiff city centre.

There are numerous bars, restaurants and hotels in the immediate vicinity together with creche facilities and a number of leisure and fitness centres.

Nearby office occupiers include Capita, Maximus, Turley, Careers Wales and New Law.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,604	149.02	Available
Total	1,604	149.02	



Viewing & Further Information



Matthew Jones
029 2037 8921 | 07968 769325
matthew.jones@fletchermorgan.co.uk