



Limerick House

Churchill Way, Cardiff, CF10 2HE

To Let: 3rd floor, city centre office

1,780 sq ft
(165.37 sq m)

- City centre location
- Flexible terms
- Located in Cardiff's new 'canal quarter'
- Parking
- Passenger lift
- Numerous city centre amenities in the immediate vicinity
- Additional attic storage available (715 sq.ft.)

Limerick House, Churchill Way, Cardiff, CF10 2HE

Summary

Available Size	1,780 sq ft
Rent	£13 per sq ft
Rates Payable	£6,821 per annum
Rateable Value	£12,750
Service Charge	£7.17 per sq ft
Car Parking	1 space
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The specification includes:

Open plan - Suspended ceilings - Carpeted floors - Gas central heating - Intercom - Kitchen facilities

The property benefits from a passenger lift and is fully DDA compliant.

Additional attic storage available (715 sq.ft).

Location

The property is situated prominently on Churchill Way, a city center location that offers a range of hotel, bars and restaurants in the immediate surroundings.

The main retail areas of St David's 2 shopping Centre and Queen Street are located close by.

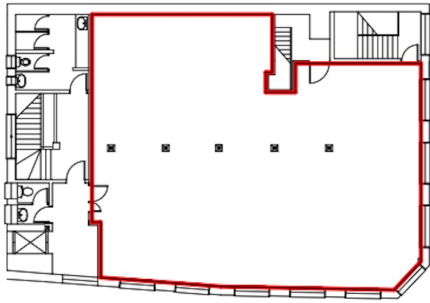
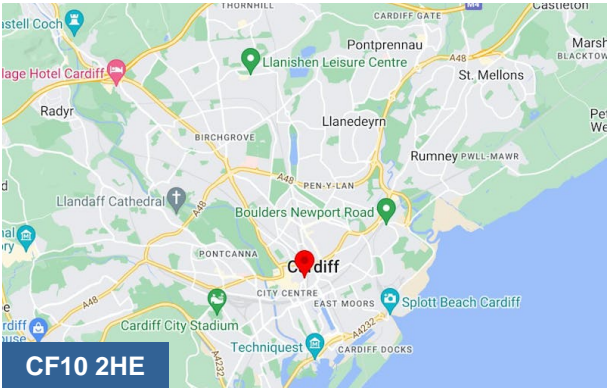
The property has excellent public transport connections, located a short walk from Queen Street station and a regular bus service operates immediately outside the property.

Accommodation

Name	sq ft	sq m	Availability
3rd	1,780	165.37	Available
1st	1,810	168.15	Available
Ground	2,325	216	Available
Total	5,915	549.52	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



THIRD FLOOR



Viewing & Further Information



Mark Siddons
029 2034 6361
mark.siddons@coark.com



Max Wood
02920346336
max.wood@coark.com