



Churchill House

Churchill Way, Cardiff, CF10 2HH

To Let: City centre office with generous parking

2,047 to 15,550 sq ft
(190.17 to 1,444.64 sq m)

- Undergoing extensive refurbishment
- Comfort cooling and heating
- Shower and cycle facilities
- Manned reception
- Suspended ceilings
- Generous city centre parking ratio (1:1000 sq.ft)
- Perimeter trunking
- Male, Female and accessible WCs

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Summary

Available Size	2,047 to 15,550 sq ft
Rent	£16 per sq ft
Business Rates	c. £7.00 per sq.ft
Service Charge	c. £6.77 per sq.ft
Car Parking	Secure on-site parking (from 1:1,000 sq ft)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as C-C (57-59)

Description

Churchill House provides high quality, modern office in a prime city centre location next to Cardiff's new Canal Quarter.

The property is undergoing a refurbishment to expand and enhance the two storey atrium reception, with a business lounge, and range of meeting rooms. The building benefits from 3 x 13 person passenger lifts, disabled access and facilities and on site security. It operates using 100% renewable electricity and benefits from 50 secure on-site cycle parking spaces and shower facilities.

The specification includes: 24 hour access, Suspended ceilings, Carpeting, Comfort cooling. Commissionaire, Perimeter trunking, Bike Store, LED lighting.

Location

The property is situated prominently on Churchill Way, a city centre 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.

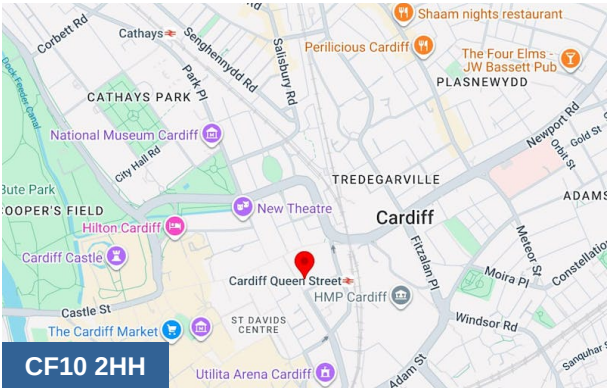
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - West A	3,936	365.67	Available
1st - West B	2,047	190.17	Available
2nd - East	2,913	270.63	Available
2nd - West A	3,737	347.18	Available
6th - East	2,917	271	Available
Total	15,550	1,444.65	

Terms

The property is available on a leasehold basis, on terms to be agreed.



Viewing & Further Information



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