

**TO LET / MAY SELL.**

**Offices with Excellent Parking**

**1,178 – 11,405 sq ft (109.4 – 1,059.6 sqm).**

**3-8 Drake Walk, Cardiff, CF10 4LG.**



## Description.

The property comprises a modern, five storey office building with adjacent car parking in the popular, well established and centrally located Waterfront 2000 business park. The property has been reconfigured to provide open plan offices capable of subdivision on a floor by floor basis from 1,178 sq ft or on a self-contained basis from 3,212 sq ft.

## Specification.

- Central heating
- Passenger lift
- Suspended ceiling
- Recessed LED lighting
- Carpets
- Raised access flooring
- 24 hour access
- Car parking

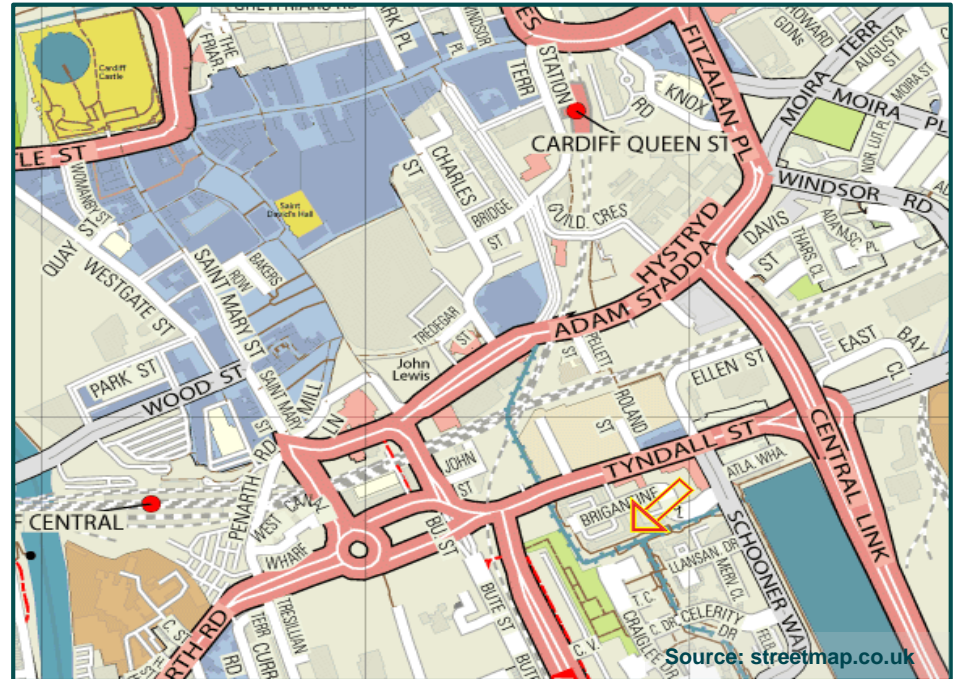


## Location.

The property is situated in the established Waterfront 2000 office park and is only a short walk from Cardiff Central Station as well as the city centre and all of the associated amenities. The property is easily accessed by car and is in close proximity to the A4232, which links directly into Cardiff Bay and J33 of the M4.

## Accommodation.

Approx. NIA	Sq Ft	Sq M
Ground Floor	3,014	280.0
First Floor	3,076	285.8
Second Floor	2,942	273.3
Third Floor	1,178	109.4
Fourth Floor	1,195	111.0
<b>TOTAL</b>	<b>11,405</b>	<b>1,059.6</b>



## **Availability.**

The property offers office suites across a range of sizes. Please contact the agents for the latest opportunities.

## **Lease Terms.**

The property is available on a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

## **Car Parking.**

The property benefits from excellent onsite parking, at a ratio of 1:325 sq ft.

## **EPC.**

Energy Performance Certificate Asset Rating is C73.

## **Rent.**

£12.50 per sq ft per annum

## **VAT.**

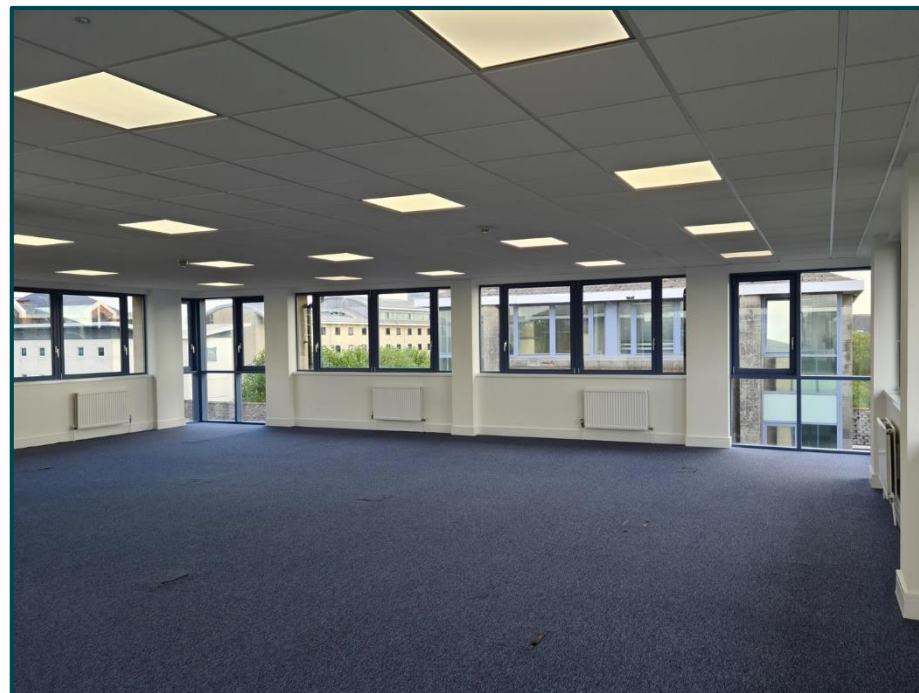
The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

## **Service Charge.**

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

## **Business Rates.**

The tenant is responsible for the payment of the business rates.



# Contact.

For further information, or to arrange a viewing, please contact us:



## MATT PHILLIPS

029 2049 2492  
07818 008985  
[matt.phillips@knightfrank.com](mailto:matt.phillips@knightfrank.com)

## TOM EDDOLLS

020 2044 0158  
07976 730173  
[tom.eddolls@knightfrank.com](mailto:tom.eddolls@knightfrank.com)

## September 2021 - SUBJECT TO CONTRACT

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Particulars dated [September 2021]. Photographs and videos dated [September 2021].

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