



Highlights

From 78.04 sq m (840 sq ft) up to 282.43 sq m (3,040 sq ft)

- High quality office accommodation
- City centre location

Location

The property is situated in Museum Place which forms part of Cardiff's established professional office core, situated in close proximity to City Hall. The National Museum of Wales and Cardiff University. Museum Place benefits from easy access from Cardiff's main road network. Cardiff Queen Street Railway station is only 0.5 miles from the property and there are a number of bus stops nearby on Dumfries Place. There is also an NCP car park situated on Dumfries Place.

Description

James William House is Prominent 5-storey office building located in an attractive professional location on Museum Place. The accommodation is situated on the fourth and fifth floors

and provide excellent, contemporary office space. The suites benefit from a specification which includes:

- Exposed ceilings
- Led Lighting
- Perimeter cooling/heating
- Carpeted flooring
- Passenger lift

Accommodation

Floor	Sq ft	Sq M
Fourth Floor	2,200	204.39
Fifth Floor	840	78.04
Total	3,040	282.43

Parking

The are 5 car parking spaces in the rear car park, allocated to the available offices, providing a ration 1 space per 608 sq ft.

Terms

The offices are available to let by way of a new lease for a term to be agreed . Further details available on request.

Rent

£16.00 per sq ft.

Service Charge

The service charge is payable. Further details are available on request.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Rateable Value 4th Floor £28,000 pa
Rates payable 4th Floor(20/21)£14,980 pa
Rateable Value 5th Floor £8,900 pa
Rates Payable 5th Floor(20/21) £4,762 pa

Vat

All figures quoted are exclusive of VAT.

EPC

The property has an Energy Performance Rating 65 (Rating) . A copy of the Energy

For further information please contact:

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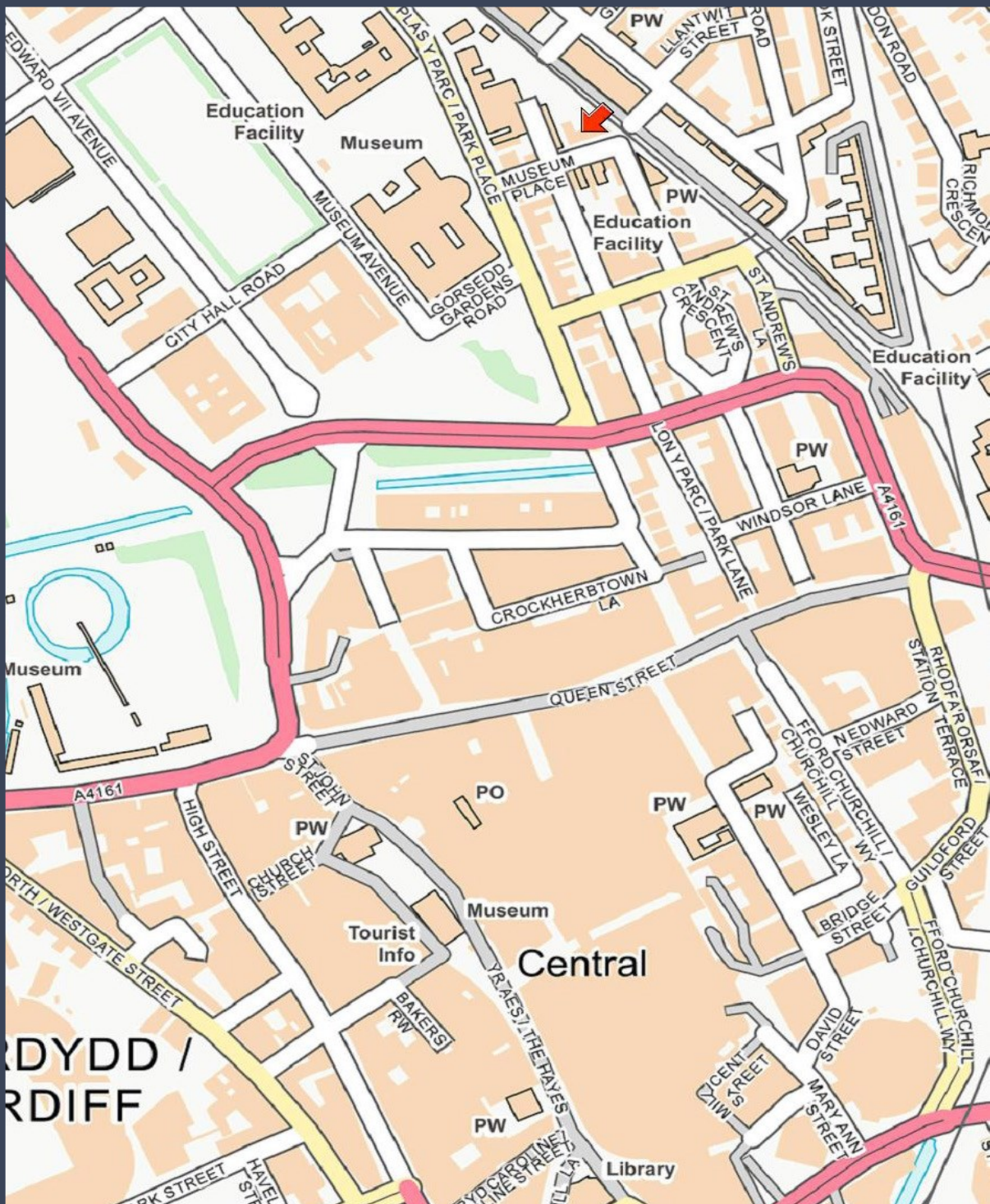
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