

Offices

savills

3-8 Drake Walk, Waterfront 2000, Cardiff, CF10 4LG

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TO LET / FOR SALE

- From 109.44 sq m (1,178 sq ft) up to 1,059.55 sq m (11,405 sq ft)
- Self-contained
- City centre location
- 36 car parking spaces

For Further Information:

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Contact:
Sam Middlemiss
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Location

The property is situated on Drake Walk which forms part of the Waterfront 2000 development. It is ideally located with Cardiff Central Railway Station just 0.6 miles from the property. St David's 2 shopping centre, anchored by John Lewis and Cardiff's main retail and leisure facilities are located within close proximity. 3-8 Drake Walk is located adjacent to the Capital Quarter office development, a Novotel Hotel and Kin+Ilk coffee shop. The property is easily accessed by car via the A4232 which links directly into Cardiff Bay and J33 of the M4. Junctions 29 and 30 of the M4 Motorway to the east is accessible via Newport Road and the A48M.

Description

3-8 Drake Walk comprises a modern, purposed built office building with office space set over five floors. The property currently comprises a mix of open plan and cellular office space that could be adapted to suit specific office requirements. The property benefits from three entrances and service cores, hence could be divided to provide up to three self-contained office buildings if required, or let in its entirety.

- Raised access flooring
- Shower facilities
- Kitchen facilities
- Suspended ceilings with recessed lighting
- Carpeted flooring
- Passenger lift (in Building 4-7)

Accommodation

	Sq Ft	Sq M
Ground Floor:	3,014	280.01
First Floor:	3,076	285.77
Second Floor:	2,942	273.32
Third Floor:	1,178	109.44
Fourth Floor:	1,195	111.02
Total:	11,405	1,059.56

Sub-divisions from 1,178 sq ft will be considered, as well as sub-division in to three self-contained buildings. More information on request.

Parking

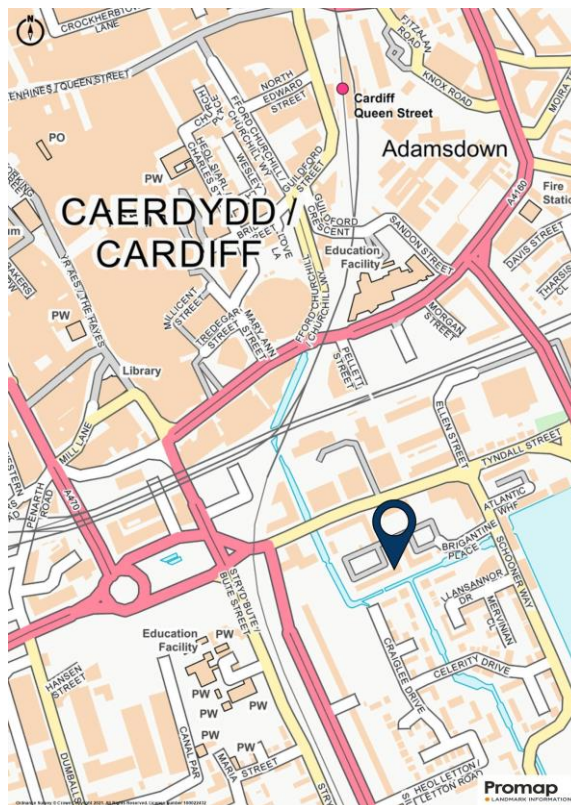
The office benefits from 36 allocated parking spaces.

Terms

The property is available to let by way of a new lease for a term to be agreed. Alternatively the Long Leasehold (999 years) of the whole or part of the property is available for sale. Further details on request.

Rent / Price

£12.50 per sq ft pa / Asking price on request.



Building/Estate Service Charge

A building/estate service charge is payable. Further details are available on request.

Business Rates

Ratable Value -	£71,000 per annum
Rates payable (20/21) -	£37,985 per annum

EPC

To be assessed.

Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT.

Viewings

Strictly by appointment via Savills or via joint agents Knight Frank.

For Further Information:

Subject to contract

Jun 21

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