

**FOR SALE / TO LET**



CGI SHOWING POTENTIAL FIT OUT

## 3rd Floor **CHARLES HOUSE**

CHURCHILL WAY • CARDIFF • CF10 2HR

Suitable for a variety of uses including offices, leisure, retail or residential (subject to planning)

• 860.40 Sq M (9,258 Sq Ft) GIA • Currently in shell condition – opportunity for bespoke fit out • Central location



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## LOCATION

**Charles House is located on Churchill Way, just off Queen Street, in the heart of Cardiff city centre. Churchill Way accommodates a mix of uses including high quality offices, retail, Premier Inn hotel, residential units, bars and restaurants.**

The property is conveniently located for Queen Street and St David's 2 shopping centre which includes a John Lewis store. It is also a short walk from the recently refurbished Queen Street commuter railway station where there are regular services to the South Wales Valleys.

Churchill Way is undergoing an exciting transformation which will see the original dock feeder canal reinstated to create a new Canal Quarter which will include new green open space, outdoor seating and amphitheatre style outdoor performance area making this a vibrant place in which to live, work and socialise. The works are anticipated to complete by early 2023. There are a number of other plans for the immediate locality including a new cycleway on Station Terrace and improved crossing facilities around Cardiff Queen Street train station and a new improved junction between Adam Street and Churchill Way.



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PLANS ARE FOR IDENTIFICATION PURPOSES ONLY

## DESCRIPTION

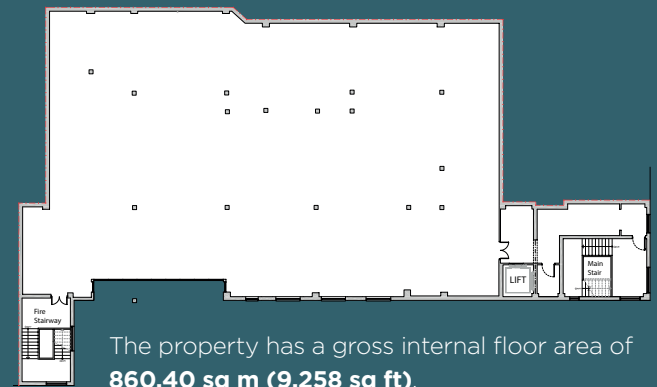
Charles House is a self contained, 4 storey building which is located at the bottom of the Landmark Place residential development. The property is accessed via a dedicated entrance which provides direct access to the 3rd floor via a passenger lift or stairs.

The property is currently in a shell condition, however, the communal lobby and services have been refurbished to a high standard. The 2nd floor has been refurbished and is occupied by Sinclairs Law.

The property was originally designed for use as a self contained Health and Fitness Club, but subsequently an office use was granted in 2017 (Planning Application No: 17/00447/MNR).

The property has recently been received approval for two 3 bed flats (Planning Application No: 19/03182/MNR) although this has not yet been implemented. The property offers scope for a number of uses such as offices, leisure, residential and retail uses (subject to planning).

## ACCOMMODATION



The property has a gross internal floor area of **860.40 sq m (9,258 sq ft)**.

## SERVICE CHARGE

A service charge will be payable. Further details on request.

## TENURE

The property is available for sale via the Long Leasehold or to let for a term to be agreed. Consideration will also be given for selling the 2nd floor which is let to Sinclairs Law at an annual rent of £130,000 pa. Further details on request.

## PRICE/TERMS

Price and rent on application.

## VAT

All figures quoted are exclusive of VAT.

## BUSINESS RATES

To be assessed. Interested parties should make their own enquiries of the local rating authority or Valuation Office.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

EPC to be assessed. Further details on request.



## VIEWINGS

Strictly by appointment via sole agents Savills.



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