

FOR SALE - OFFICE

# UNIT 9, COLUMBUS WALK

Unit 9, Columbus Walk, Cardiff, CF10 4BY



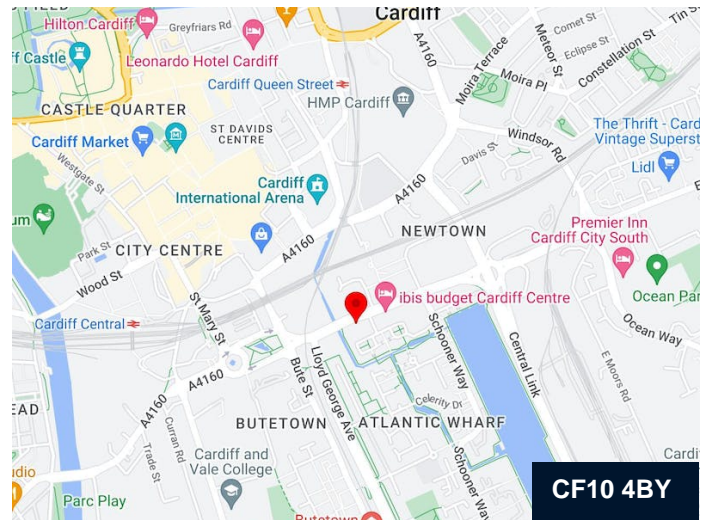
## Key Highlights

- 7 parking spaces
- Gas Central Heating
- 2,113 sq ft (196.30 sq m)
- 2 Kitchens
- Short Walk to Cardiff City Centre

2 Kingsway  
Wales CF10 3FD

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## Description

The property comprises a three storey end of terrace office building providing good quality accommodation. The specification includes suspended ceilings, recessed Cat II lighting, double glazed windows, carpeted floor, raised access floor with two compartment floor boxes, gas central heating and three WC's. The offices have been fitted out with some internal partitioned offices with a kitchen situated on the first and second floors.

## Location

The property is situated within the Waterfront 2000 development which was developed by Tarmac in 1989 and comprises of three courtyard sections being Raleigh Walk, Columbus Walk and Drake Walk.

The property is ideally located for arterial access being situated just off the central link road (A4232) which links directly onto Junction 33 of the M4 motorway. Junctions 29 and 30 to the east are also easily accessible via Newport Road and the A48M. The property is also within easy walking distance of Cardiff Central Bus and Railway Stations as well as St David's 2 Shopping Centre and John Lewis.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	596	55.37	Available
1st	709	65.87	Available
2nd	745	69.21	Available
<b>Total</b>	<b>2,050</b>	<b>190.45</b>	

## Terms

The long leasehold interest is available for sale. The lease is for a period of 999 years from November 1993. Asking price is £249,950.

## Estate Service Charge

An estate service charge is payable. Further details on request.

## Viewings

Strictly via Savills

## VAT

VAT is applicable

## Contact

### Gary Carver

07972000171

gcarver@savills.com

### Will Evans

+44 (0) 7870 999243

will.evans@savills.com

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