

TO LET - OFFICE

# 14 ST. ANDREWS CRESCENT

Cardiff, CF10 3DD



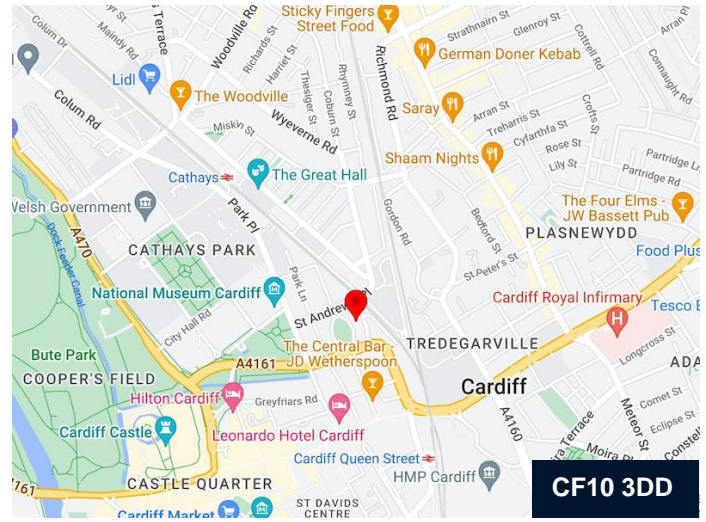
## Key Highlights

- Parking for 2 cars
- Raised Floors
- Passenger Lift
- 1,839 sq. ft. (170.84 sq. m.)
- Fully modernised
- Heating/Cooling

2 Kingsway  
Wales CF10 3FD

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## Description

14 St Andrews Crescent is a three storey office building which was substantially redeveloped in 2010/11. The available suite is situated on the 2nd floor and provides a mix of open plan and glass partitioned space. The suite benefits from dedicated kitchen and WC facilities in addition to a high quality finishes. The specification includes; raised floors, suspended ceilings with recessed lighting, air-conditioning and carpets throughout. The property also benefits from a passenger lift and high quality common parts.

## Location

The property is situated in St Andrews crescent which forms part of Cardiff's established professional office core, situated nearby to City Hall, The National Museum of Wales and Cardiff University. St Andrews Crescent benefits from easy access from Cardiff's main road network. Cardiff Queen Street Railway Station is only a short walk away, as are a number of bus stops which are situated on Dumfries Place. There is also an NCP car park situated on Dumfries Place.

The city centre retail areas are all situated close to St Andrews Crescent with Queen Street, one of Cardiff's prime pedestrianised retail area only a short walk away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,839	170.85	Available
Ground	1,050	97.55	Available
<b>Total</b>	<b>2,889</b>	<b>268.40</b>	

## 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

On application

## Service Charge

A service charge is payable to cover the costs of running and maintaining common services. Further details on request.

## VAT

VAT is applicable

## Legal Costs

Each party to bear their own legal costs

## Business Rates

RV - £32,000

Payable (23/24) - £17,120

## Viewings

## Contact

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