

TO LET / FOR SALE - OFFICE

# 24 ST. ANDREWS CRESCENT

Cardiff, CF10 3DD



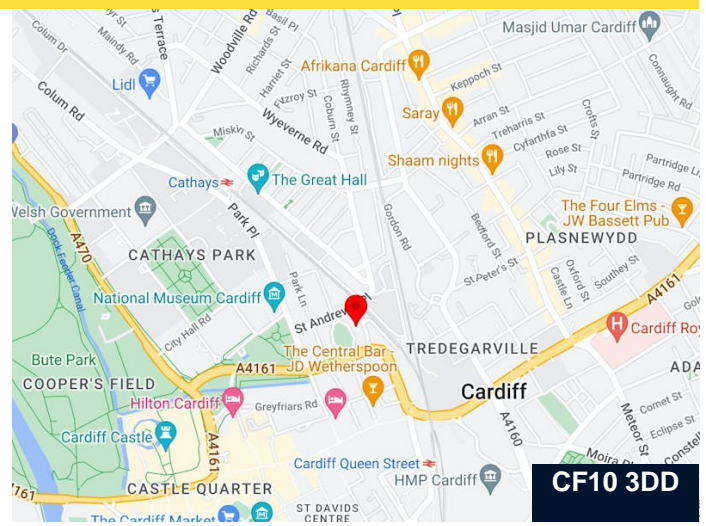
## Key Highlights

- 1,439 to 6,156 sq ft
- 2nd Floor suite to let - 1,611 sq.ft (150 sq.m)
- Would consider a sale of the whole building which extends to 6,156 sq ft
- Potential for Conversion to Residential or Other Use (Subject to Planning)
- Central location
- Passenger lift access
- Walking distance from Cardiff Queen Street Station

2 Kingsway  
Wales CF10 3FD

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,611	149.67	Available
Ground	1,491	138.52	Available
1st	1,592	147.90	Available
Lower Ground	1,439	133.69	Available
<b>Total</b>	<b>6,133</b>	<b>569.78</b>	

## Description

24 St Andrews Crescent is an extended and refurbished four storey office building with modern extension and original facade.

The office accommodation is provided over 4 open plan floorplates benefitting from good natural daylight.

The specification of the offices includes suspended ceilings, carpeted floors, kitchen, electric heating, WCs, passenger lift and an intercom entry system.

## Location

The property is situated in St Andrews Crescent in close proximity to Cardiff City Hall, The National Museum of Wales and Cardiff University.

The area has traditionally been a popular location for professional companies.

St Andrews Crescent benefits from easy access from Cardiff's main road network, being located just off Cardiff's main inner ring road. Cardiff Queen Street Railway Station is only a short walk away with regular services to Cardiff Central and the South Wales Valleys. There are a number of bus stops located on Dumfries Place which serve a number of routes around the city. There is also an NCP car park situated on Dumfries Place and metered on-street car parking in St Andrews Crescent and Windsor Place.

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

## Terms

The 2nd floor suite is available to let by way of a new lease for a term to be agreed.

Alternatively, the whole of the property is available for sale. There is potential to obtain vacant possession of the property. Further details on request.

## Rent/Price

On application

## Service Charge

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

## Business Rates

2nd Floor Rateable Value: £18,500

2nd Floor Rates Payable: £9,897 per annum.

## EPC

The property has 2 EPC ratings. The 2nd floor rating is A and C for the remainder of the building.

## Legal Costs

Each Party to be responsible for their own legal costs

## VAT

VAT is applicable

## Viewing

Strictly via agents Savills or EJ Hales



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## Contact

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