

TO LET / FOR SALE - OFFICE

22 WINDSOR PLACE

Cardiff, CF10 3BY



Key Highlights

- 4,020 sq ft (373.46 sq m)
- Part Let
- 6 Parking Spaces
- Freehold or Leasehold
- Floor by Floor lettings considered
- Partially Refurbished

2 Kingsway
Wales CF10 3FD

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Description

22 Windsor Place comprises an impressive three-storey, terraced office building which has recently been partially modernised and also benefits from a modern extension. There is car parking to the rear for 6 cars.

Location

The property is situated on Windsor Place, one of Cardiff's most sought after professional office locations. Queen Street and Cardiff's main retail areas are all located within close proximity.

Windsor Place is well served by public transport with Queen Street Railway Station only 0.2 miles away and bus stops located on Dumfries Place, which runs parallel to Windsor Place.

The property is easily accessible by car and there are a number of public car parks nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	709	65.87	Available
Ground	1,339	124.40	Available
1st	979	90.95	Available
2nd	993	92.25	Available
Total	4,020	373.47	

Specification

- Suspended ceilings with recessed LED lighting/spotlights
- Gas central heating
- Kitchen facilities
- Carpeted flooring
- Perimeter trunking
- Basement meeting rooms
- Shower
- Male & Female WC's

Terms

The property is available freehold at a price of £750,000 or To Let on a floor by floor basis for a term to be agreed.

Tenancies

The property benefits from the following tenancies;

Rear 2nd Floor - Let to Calan Retail on a lease expiring 8 November 2024 at a rent of £7,185 pa

Middle 2nd Floor - Let to We are Service Works on a lease expiring 24 May 2024 at a rent of £4,200 pa

VAT

VAT is applicable

Viewings

Strictly via Savills

Contact

Gary Carver

07972000171

gcarver@savills.com

Will Evans

+44 (0) 7870 999243

will.evans@savills.com

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