

OFFICE TO LET

JAMES WILLIAM HOUSE

9 Museum Place, Cardiff, CF10 3BD



Key Highlights

- From 78.04 sq m (840 sq ft) up to 282.43 sq m (3,040 sq ft)
- Very accessible
- High quality office accommodation
- City centre location

SAVILLS CARDIFF
2 Kingsway
Cardiff CF10 3FD

+44 (0) 2920 368 900

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Location

The property is situated in Museum Place which forms part of Cardiff's established professional office core, situated in close proximity to City Hall, The National Museum of Wales and Cardiff University. Museum Place benefits from easy access from Cardiff's main road network. Cardiff Queen Street Railway Station is only 0.5 miles from the property and there are a number of bus stops nearby on Dumfries Place. There is also an NCP car park situated on Dumfries Place.

The city centre retail areas are all situated within close proximity of Museum Place with Queen Street, one of Cardiff's prime pedestrianised retail areas just 0.3 miles from the property.

Description

James William House is a prominent 5-storey office building located in an attractive professional location on Museum Place. The available suites are situated on the fourth and fifth floors and provide excellent, contemporary office space. The suites benefit from a specification which includes:

- Exposed ceilings
- LED lighting
- Perimeter trunking
- Comfort cooling/heating
- Carpeted flooring
- Passenger lift

Accommodation

AREA	SQ M	SQ FT
Fourth Floor	204.39	2,200
Fifth Floor	78.04	840
TOTAL	282.43	3,040

Parking

There are 5 car parking spaces in the rear car park, allocated to the available offices, providing a ratio of 1 space per 608 sq ft.

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

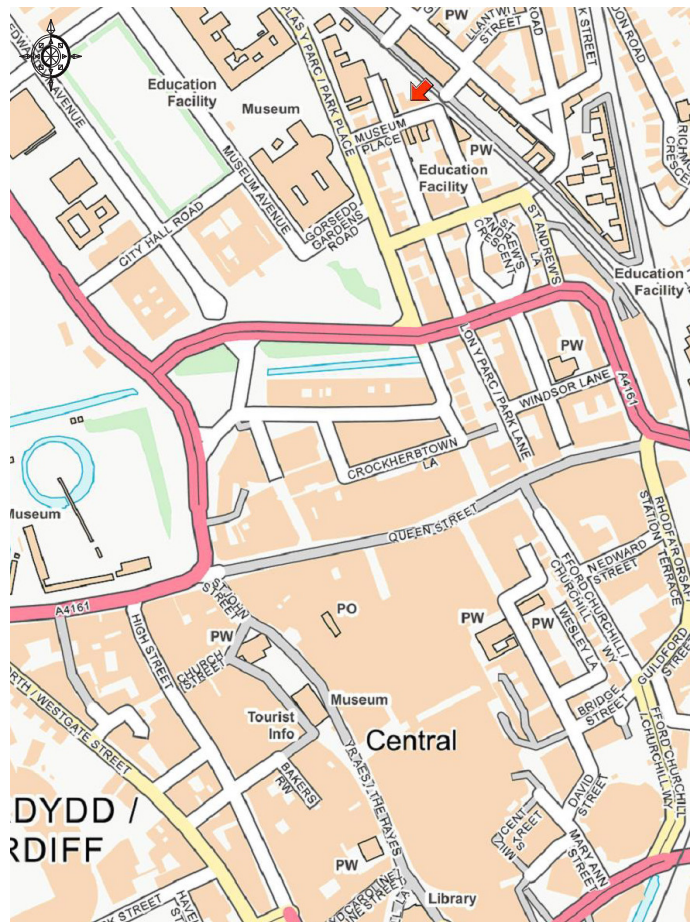
£16.00 per sq ft.

Service Charge

A service charge is payable. Further details are available on request.

Legal Costs

Each party to bear their own legal costs.



Business Rates

Rateable Value	4th Floor	£28,000 per annum
Rates Payable	4th Floor (20/21)	£14,980 per annum
Rateable Value	5th Floor	£8,900 per annum
Rates Payable	5th Floor (20/21)	£4,762 per annum

5th floor will be eligible for small business rate relief.

VAT

All figures quoted are exclusive of VAT.

EPC

The property has an Energy Performance Rating of 65 (C Rating). A copy of the Energy Performance Certificate can be provided on request.

Viewings

Strictly by appointment via Savills.

Contact

Gary Carver

+44 (0) 2920 368 963
gcarver@savills.com

Sam Middlemiss

+44 (0) 2920 368 962
smiddlemiss@savills.com

Savills Cardiff

2 Kingsway
Cardiff CF10 3FD

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