

TO LET - OFFICE

JAMES WILLIAM HOUSE

James William House, 9 Museum Place, Cardiff, CF10 3BD



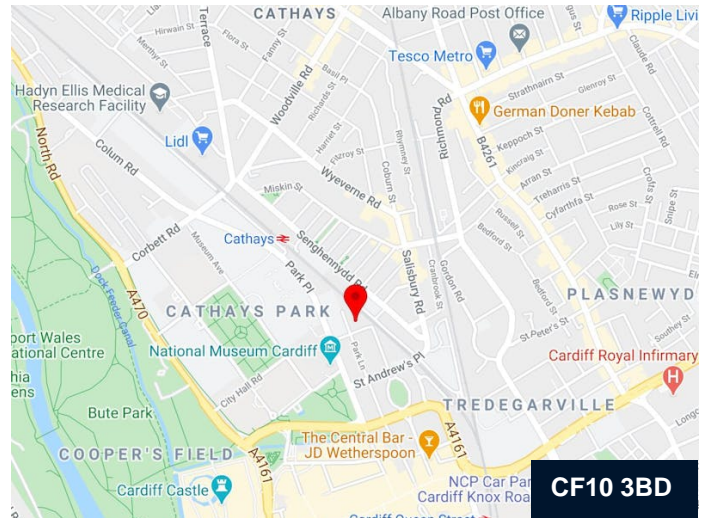
Key Highlights

- High quality office accommodation
- Very accessible
- Parking
- Suites from Approx. 1,300 sq. ft. up to 2,300 sq. ft.
- City centre location on Museum Place
- Excellent existing fit-out
- £17.50 per sq ft

2 Kingsway
Wales CF10 3FD

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Description

James William House is a prominent 5-storey office building located in an attractive professional location on Museum Place. The available suite is situated on the 3rd floor and provides 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.

There is an existing fit out available of chairs, desks, board room, break out furniture, kitchen and meeting room.

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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
4th	2,200	204.39	Let
5th	840	78.04	Available
2nd	2,300	213.68	Available
3rd - 3rd Floor	2,300	213.68	Let
Total	7,640	709.79	

Terms

A new lease for a term to be agreed.

EPC

D rating

Business Rates

Tenant to be responsible. Further details on request.

Viewing

Strictly via agents

Contact

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