



Brunel House Fitzalan Road, Cardiff, CF24 0EB

TO LET: Landmark office building, located prominently in the city centre

2,726 to 40,941 sq ft (253.25 to 3,803.54 sq m)

- FULLY REFURBISHED JUNE 2022
- City Centre office with parking
- Cafe on site
- Breakout facilities

02920 346346

Brunel House, Fitzalan Road, Cardiff, CF24 0EB

Summary

| Available Size | 2,726 to 40,941 sq ft | | |
|----------------|------------------------------------|--|--|
| Rent | £17 - £18.50 per sq ft | | |
| Rates Payable | £4.84 per sq ft | | |
| Service Charge | £7.64 per sq ft | | |
| Car Parking | 8 spaces per floor | | |
| VAT | Applicable | | |
| Legal Fees | Each party to bear their own costs | | |
| EPC Rating | С | | |

Description

Brunel House is a Cardiff landmark office, located prominently on the junction of Newport Road and Fitzalan Road.

The accommodation benefits from:

Air-conditioning, raised floors, LED lighting, 4 passenger lifts, a fitness centre, shower facilities, cycle storage, a crèche, manned reception and 24 hour security.

The property is DDA compliant.

FULLY REFURBISED IN JUNE 2022

Location

The property is well placed to enjoy the full range of City Centre amenities and benefits from excellent public transport connections, located adjacent to Queen Street train station.

Accommodation

| Name | sq ft | sq m | Availability |
|----------------|--------|----------|--------------|
| 12th - Suite A | 2,726 | 253.25 | Available |
| 12th - Suite B | 4,174 | 387.78 | Available |
| 12th - Suite C | 6,683 | 620.87 | Available |
| 13th | 13,647 | 1,267.85 | Available |
| 14th | 13,647 | 1,267.85 | Under Offer |
| Total | 40,877 | 3,797.60 | |







Viewing & Further Information

Mark Siddons





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