

## Brunel House

Fitzalan Road, Cardiff, CF24 0EB

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

**2,726 to 47,658 sq ft**  
(253.25 to 4,427.57 sq m)

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

# Brunel House, Fitzalan Road, Cardiff, CF24 0EB

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,726 to 47,658 sq ft              |
| Rent           | £17 - £18.50 per sq ft             |
| Rates Payable  | £4.84 per sq ft                    |
| Service Charge | £9.57 per sq ft                    |
| Car Parking    | 8 spaces per floor                 |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C                                  |

## 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.

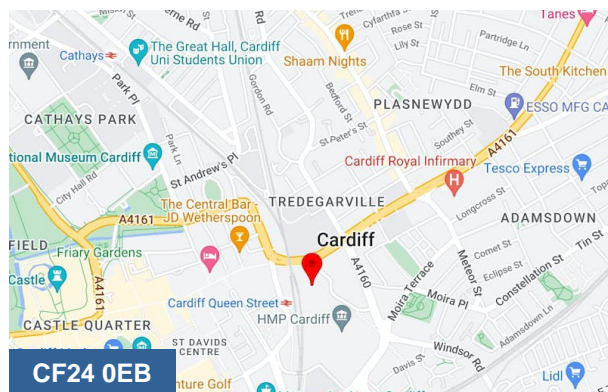
\*FULLY REFURBISHED IN JUNE 2022\*

## 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 |
|----------------|---------------|-----------------|--------------|
| 1st - Office   | 6,717         | 624.03          | Available    |
| 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           | 14,445        | 1,341.98        | Let          |
| <b>Total</b>   | <b>48,392</b> | <b>4,495.76</b> |              |



## Viewing & Further Information



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