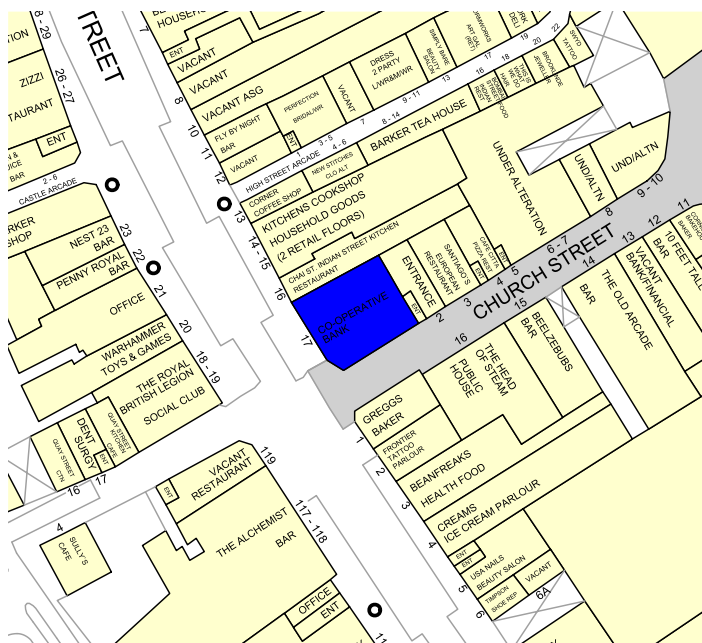


OLIVER HOUSE

16 - 17 HIGH STREET, CARDIFF, CF10 1AX



PROMINENT OFFICE ACCOMMODATION
FROM 2,104 SQ.FT. (195.44 SQ.M)
TO 4,264 SQ.FT (396.13 SQ.M) IPMS3



- Convenient City Centre location
- Prominently located on High Street
- Excellent public transport connections

LOCATION

The property is situated prominently on High Street and Church Street, an area that has been rejuvenated by the influx of many leisure operators, making it one of the most vibrant areas of the City.

Both Central and Queen Street train stations, and Cardiff Bus station, are located a short walk away, and the property benefits from the numerous city centre amenities and attractions in the immediate vicinity.

DESCRIPTION

Oliver House comprises a multi-let building, with the co-op bank located on the ground and first floor, with vacant office accommodation above.

The offices are accessed via a shared entrance fronting on to High Street, where an internal flight of stairs leads to a 4 person passenger lift.

The suites are self contained and the specification compromises suspended ceilings, carpeted floors, perimeter trunking, gas central heating and intercom. There are kitchen and toilet facilities on each floor.

The 2nd floor has been recently refurbished to provide open plan accommodation, benefiting from new LED lighting.

ACCOMMODATION

Second Floor	2,160 sq.ft.	(200.69 sq.m)	IPMS3 Office
Third Floor	2,104 sq.ft.	(195.44 sq.m)	IPMS3 Office

TERMS

The property is available on new lease terms to be agreed.

RENT

£10.00 per sq.ft

SERVICE CHARGE

A service charge will be levied to cover the maintenance and up keep of the common areas of the building.

Further details available on request.

VAT

All figures quoted are exclusive of V.A.T.

RATES

2nd Floor:

Rateable value: £15,750

Rates payable: £8,427 pa

3rd Floor:

Rateable value: £14,750

Rates payable: £7,891 pa

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

EPC RATING

The property has an EPC rating of E/107.



VIEWING

Strictly by appointment with sole agents:-

Mark Siddons mark.siddons@coark.com 02920 346361 Ben Bolton ben.bolton@coark.com 02920 346376

REF: 101983 - MAY 2021

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Regulated by  RICS

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