



Oliver House, 2nd And 3rd Floor Offices

16-17 High Street, Cardiff, CF10 1AX

To Let: Prominently located office space in a vibrant part of the city.

2,160 to 4,733 sq ft
(200.67 to 439.71 sq m)

- Suspended Ceilings
- Carpeted Flooring
- Perimeter Trunking
- Gas Central Heating
- City centre location
- Flexible terms

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Summary

Available Size	2,160 to 4,733 sq ft
Rent	£10 - £12 per sq ft
Rates Payable	£4.23 per sq ft
Rateable Value	£33,750
Service Charge	£5.50 per sq ft A service charge will be levied to cover the maintenance and up keep of the common areas of the building. Details on request.
Car Parking	None
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

The specification comprises of: suspended ceilings, carpeted floors, perimeter trunking and gas central heating.

There are kitchen and toilet facilities on each floor and the 2nd floor has been recently refurbished to provide open plan accommodation with new LED lighting.

A new lease on full repairing and insuring terms is available, expiring 11th November 2024.

Location

Oliver House 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.

Cardiff Central and Queen Street train stations, and Cardiff Bus station, are located a short walk away.

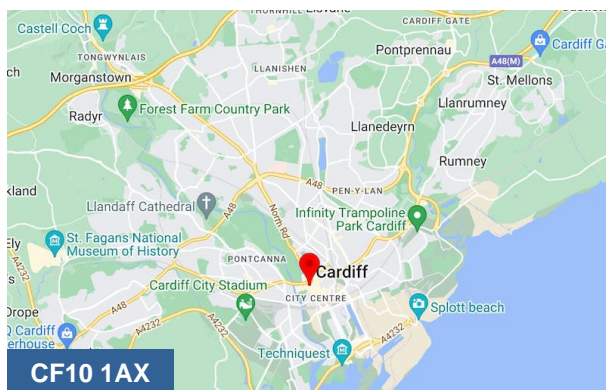
The property benefits from numerous City Centre amenities and attractions in the immediate vicinity.

Accommodation

Name	sq ft	sq m	Availability
2nd	2,160	200.67	Available
3rd	2,573	239.04	Available
Total	4,733	439.71	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



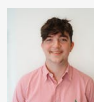
Viewing & Further Information



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