



Westgate Court

Westgate Street, Cardiff, CF10 1DD

To Let: Modern and inspiring workspace to suit the latest working practices

600 to 5,289 sq ft
(55.74 to 491.36 sq m)

- City centre location
- Excellent public transport
- LED lighting
- Exposed services
- Full refurbishment to be undertaken prior to occupation
- AC (heating and cooling)
- Sole or multi - occupancy
- Passenger lift

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Summary

Available Size	600 to 5,289 sq ft
Rent	£22 - £23 per sq ft
Rates Payable	£4.64 per sq ft
Service Charge	£6.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Description

Westgate Court is undergoing a full refurbishment (Completion 1st Feb 2023) and will offer a modern and inspiring workspace to suit the latest working practices.

The building is equally suited to sole occupation, or multi-occupancy on a floor-by-floor basis, to suit occupier demand.

The refurbished specification will include:

- Exposed ceilings and services
- AC (heating/cooling)
- In floor/perimeter trunking
- LED lighting
- Double glazed windows
- Passenger lift
- WC's per floor
- Kitchen facilities per floor

Location

The entrance to the property is located on Westgate Street, located in a prominent position opposite the Principality Stadium.

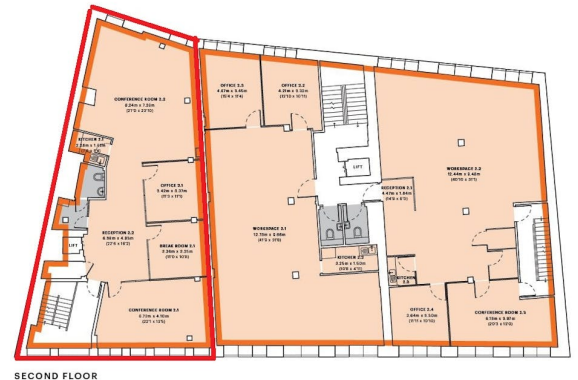
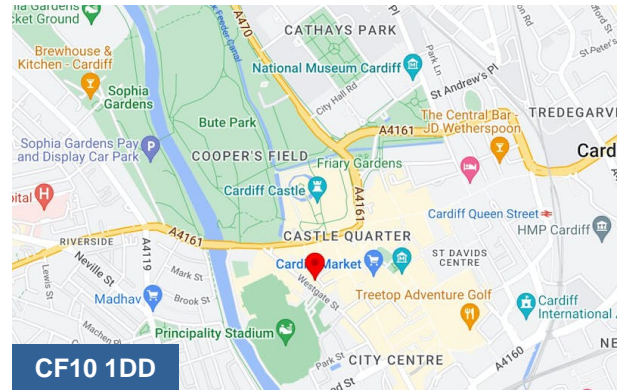
The building is ideally placed to benefit for Cardiff's leisure and retail amenities, with many dining and entertaining spots located on the doorstep.

It benefits from excellent public transport connections, located only a short walk from Cardiff Central Train and Bus stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	600	55.74	Available
2nd	1,586	147.34	Available
3rd	1,586	147.34	Available
4th	1,517	140.93	Available
Total	5,289	491.35	



Viewing & Further Information



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