



3 Castlebridge, Ground & 2nd Floor

5-19 Cowbridge Road East, Cardiff, CF11 9AB

To Let: City centre office accommodation available on flexible terms.

2,246 to 4,496 sq ft
(208.66 to 417.69 sq m)

- City Centre location
- Secure Parking
- Close proximity to Bute Park
- Existing furniture and fitout available

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Summary

Available Size	2,246 to 4,496 sq ft
Business Rates	Ground Floor: £11,641 pa. 2nd Floor: £11,492 pa.
Service Charge	£8 per sq ft
Car Parking	8 in total (4 spaces per suite)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property forms part of the wider Castlebridge development, comprising of five self-contained office buildings, all of which are situated around an attractive central courtyard area.

Office specification: central heating - Suspended ceilings with recessed - Carpeted raised access floors - Double glazing - Disabled access and facilities - Intercom entry - Male, female & disabled WC's - Secure under-croft car and bike parking .

Location

The property is situated on the western side of Cardiff within walking distance of the city centre and Cardiff central train station. It lies within close proximity of Bute Park and Sophia Gardens and benefits from extensive views over the River Taff.

A wide variety of cafes, restaurants and bars lie within walking distance.

Accommodation

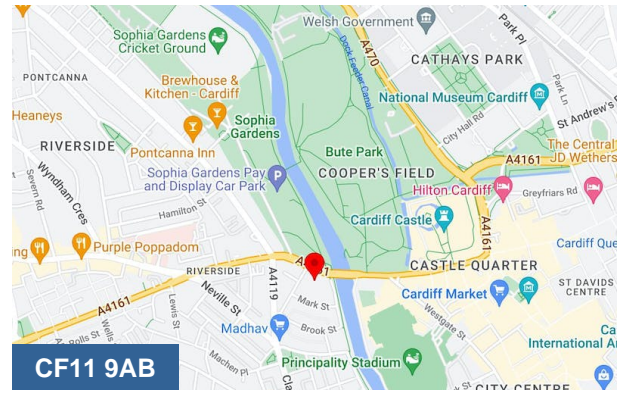
Name	sq ft	sq m	Availability
Ground	2,246	208.66	Available
2nd	2,250	209.03	Available
Total	4,496	417.69	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Tenure:

The accommodation is available by way of sub-lease or assignment, lease expiry: March 2025. Alternatively, a new lease may be available directly from the Landlord.



Viewing & Further Information



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