



25 Windsor Place

Cardiff, CF10 3BZ

**HIGH QUALITY REFURBISHED
OFFICES - TO LET**

3,805 sq ft (353.53 sq m)

- + Fully DDA compliant building
- + Sought after location
- + Comfort cooling throughout
- + 6 car parking spaces at rear

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

The property is situated on Windsor Place, one of Cardiff's most sought after professional office locations. Queen Street and Cardiff's main retail areas are all within a few minutes' walk.

Windsor Place is well served by public transport with Queen Street Railway Station only a few minutes' walk and bus stops located on Dumfries Place. It is easily accessible by car and there are a number of public car parks within easy walking distance.

The property is situated towards the northern end of Windsor Place and enjoys a very prominent position with high traffic flow along Stuttgarter Strasse. Notable occupiers in close proximity include Robertsons Solicitors, Delio Wealth, Turley Planning Consultants and Gerald Eve.

DESCRIPTION

The property comprises an end of terrace office building with accommodation over three floors. The specification of the offices are as follows;

- + New comfort cooling throughout
- + New asphalt roof
- + Suspended ceilings with LED lighting
- + Recarpeted throughout
- + Perimeter trunking
- + Kitchen facilities at ground, first and second floor level
- + Disabled WC's at ground, first and second floor level
- + Single WC at ground and first floor level
- + Intruder alarm and intercom system
- + Fully DDA compliant building with platform lift

ACCOMMODATION

The property comprises the following approximate areas;

Ground Floor	1,318 sq ft		(122.44 sq m)
First Floor	1,241 sq ft		(115.32 sq m)
Second Floor	1,246 sq ft		(115.77 sq m)
Total	3,805 sq ft	 	(353.53 sq m)

CAR PARKING

The property has a rear car park capable of accommodating 6 cars when double parked.

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£36,000 per annum exclusive, for a standard FRI lease of the whole building.

BUSINESS RATES

We are informed that the rateable value of the property is £57,500. For the year ending March 2024 the rates payable are £30,763.

Interested parties should make their own enquiries with the Local Authority.

VAT

The property has **not** been elected for VAT.

EPC

The property has an Energy Performance Certificate in Band D.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
 Email: rhys@emanuel-jones.co.uk
 carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



March 2024

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