



Second Floor, 13 Duke Street  
Cardiff, CF10 1AY

**TO LET**  
CITY CENTRE OFFICES  
1,417 sq ft (131.69 sq m)

- + Self contained entrance
- + Period features
- + Impressive views of Cardiff Castle
- + Electric heating

029 2081 1581



### LOCATION

- ▶ The property is located in the heart of Cardiff City centre, directly opposite Cardiff's most iconic landmark, Cardiff Castle. Duke Street Arcade is conveniently located next door.
- ▶ Cardiff's two largest train stations, Cardiff Central and Cardiff Queen Street, are within a short walking distance. There are also regular bus routes that travel through Duke Street.
- ▶ There are a number of amenities in close proximity including gyms, restaurants, hotels, and professional services. Notable occupiers in close proximity include Spar, Lloyds bank and Subway.

### SPECIFICATION

The office specification is as follows;

- + Self contained entrance
- + Period features
- + Electric heating
- + Motorised velux roof lights
- + Perimeter trunking
- + Carpeting throughout
- + Kitchen facilities
- + Male and female WC's
- + Double glazed windows
- + Impressive views overlooking Cardiff Castle

### ACCOMMODATION

The property provides the following approximate areas;

Second Floor	1,200 sq ft		(111.53 sq m)
Third Floor	217 sq ft		(20.16 sq m)
Total	1,417 sq ft		(131.69 sq m)

### LEASE TERMS

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

### RENT

£14,170 per annum exclusive.

### BUILDING SERVICE CHARGE

The tenant will be responsible for a fair proportion of the building service charge – further details on request.

### BUSINESS RATES

We understand the rateable value of the second and third floor is £10,000 and the rates payable for year ending March 2024 are £3,566.31 assuming the occupier qualifies for Wales' small business rates relief scheme.

Interested parties should rely on their own enquiries with the Local Authority.

### VAT

The property has not been elected for VAT.

### EPC

The property has an EPC rating in Band D.

### 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



July 2023

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