



### **Key Highlights**

- 1,050 to 2,889 sq.ft (98 to 268 sq m)
- Quality city centre accommodation
- Parking for 2 cars
- Passenger lift

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### Location

The property is situated in St Andrews crescent which forms part of Cardiff's established professional office core, situated nearby to City Hall, The National Museum of Wales and Cardiff University. St Andrews Crescent benefits from easy access from Cardiff's main road network. Cardiff Queen Street Railway Station is only a short walk away, as are a number of bus stops which are situated on Dumfries Place. There is also an NCP car park situated on Dumfries Place. The city centre retail areas are all situated close to St Andrews Crescent with Queen Street, one of Cardiff's prime pedestrianised retail area only a short walk away.

### Description

14 St Andrews Crescent is a three storey office building which was substantially redeveloped in 2010/11. The available suite is situated on the 2nd floor and provides a mix of open plan and glass partitioned space. The suite benefits from dedicated kitchen and WC facilities in addition to a high quality finishes. The specification includes; raised floors, suspended ceilings with recessed lighting, air conditioning and carpets throughout. The property also benefits from a passenger lift and high quality common parts

### Accommodation

The property comprises the following Net Internal Area:

Floor	Sq ft	Sq m
Ground	1,050	97.55
Second	1,839	170.85
Total	2,889	268.4

### Car parking

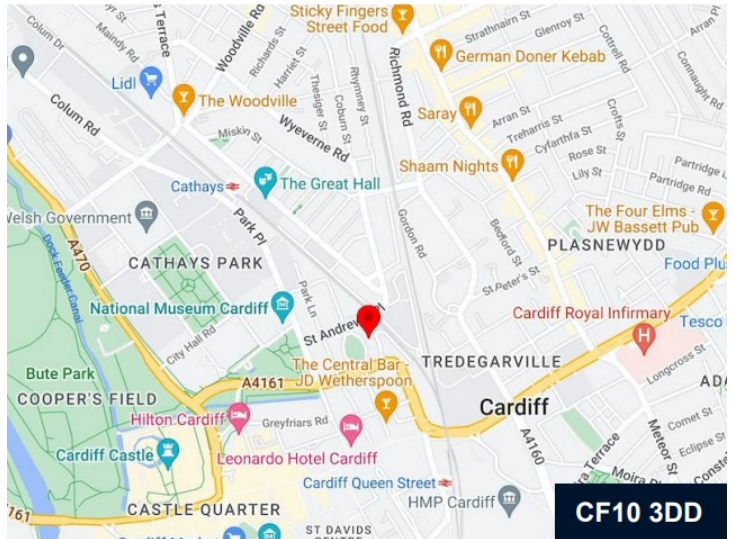
There is parking to the rear of the property, for 2 cars.

### Terms

The property is available by way of a new lease for a term to be agreed. Further details available on request.

### Rent

On application.



### Service Charge

A service charge is payable to cover the costs of running and maintaining common services. Further details on request.

### Business rates

Tenant to be responsible for business rates.

GF—RV : £21,000 / Rates Payable : (£0.535) £11,235 pa

2nd—RV :£32,000 / Rates Payable (23/24) £17,120 pa

### Legal Costs

Each party is to bear their own legal and professional costs.

### EPC

EPC Rating is C 67. Report available upon request.

### Legal Costs

Each party is to bear their own legal and professional costs.

### VAT

The building is elected for VAT that will be charged on rent and service charge at the standard rate.

## Viewing

### Chris Terry

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## Highlights



Accommodation

**High Specification**



Location

**Central location**



Terms

**New lease**

January 2024

File number: 14 St Andrews Crescent

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