



**59 MOUNT STUART SQUARE,
CARDIFF BAY.
CF10 5LR**

RENT

**£25,000 p.a.x.
(MAY SPLIT)**



**APPROXIMATE TOTAL FLOOR AREA
AVAILABLE: 108 SQ.M (1,164 SQ.FT)**



**GROUND, FIRST AND SECOND FLOOR
OFFICE/STUDIO UNITS TO LET**

- Let as a whole or on a floor by floor basis
- Flexible terms
- Close proximity to Cardiff City Centre, Wales Millenium Centre and Cardiff Bay Waterfront
- Sought after location

This Grade II listed terraced property comprises of three floors of space which have most recently been utilised as office/studio space.

The property has undergone substantial refurbishment to a high specification to include Stripped Timber flooring with painted ceilings and walls. The property benefits from Reception Area, Gas Central Heating, Air-Conditioning, Security alarm, WC facilities, Kitchen/Tea Point, Stores, and small enclosed yard to rear.

LOCATION

Mount Stuart Square is situated in the heart of Cardiff Bay.

Cardiff Bay is a thriving business community and desirable residential area lying approximately 1 mile south of the City Centre and within walking distance of

The Atlantic Wharf Red Dragon Multiscreen Cinema/Restaurants/Leisure complex, Cardiff Bay Railway Station, Welsh Assembly Building, Wales Millenium Centre and Mermaid Quay with its numerous bars and restaurants. The St David's five-star Hotel and Exchange hotel are also within the vicinity.

ACCOMMODATION

The accommodation briefly comprises:

Approximate Net Internal Areas:

Ground Floor	60.01 sq.m.	(646 sq.ft.)
First Floor	24.19 sq.m.	(260 sq.ft.)
Second Floor	23.97 sq.m.	(258 sq.ft.)
Total NIA	108 SQ.M.	(1,164 SQ.FT.)

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: D : 98

FLOOR AREA APPROX: 108 SQ.M (1,164 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

TENURE/TERMS

Leasehold – To Let on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating **D : 98**

Copy certificate available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

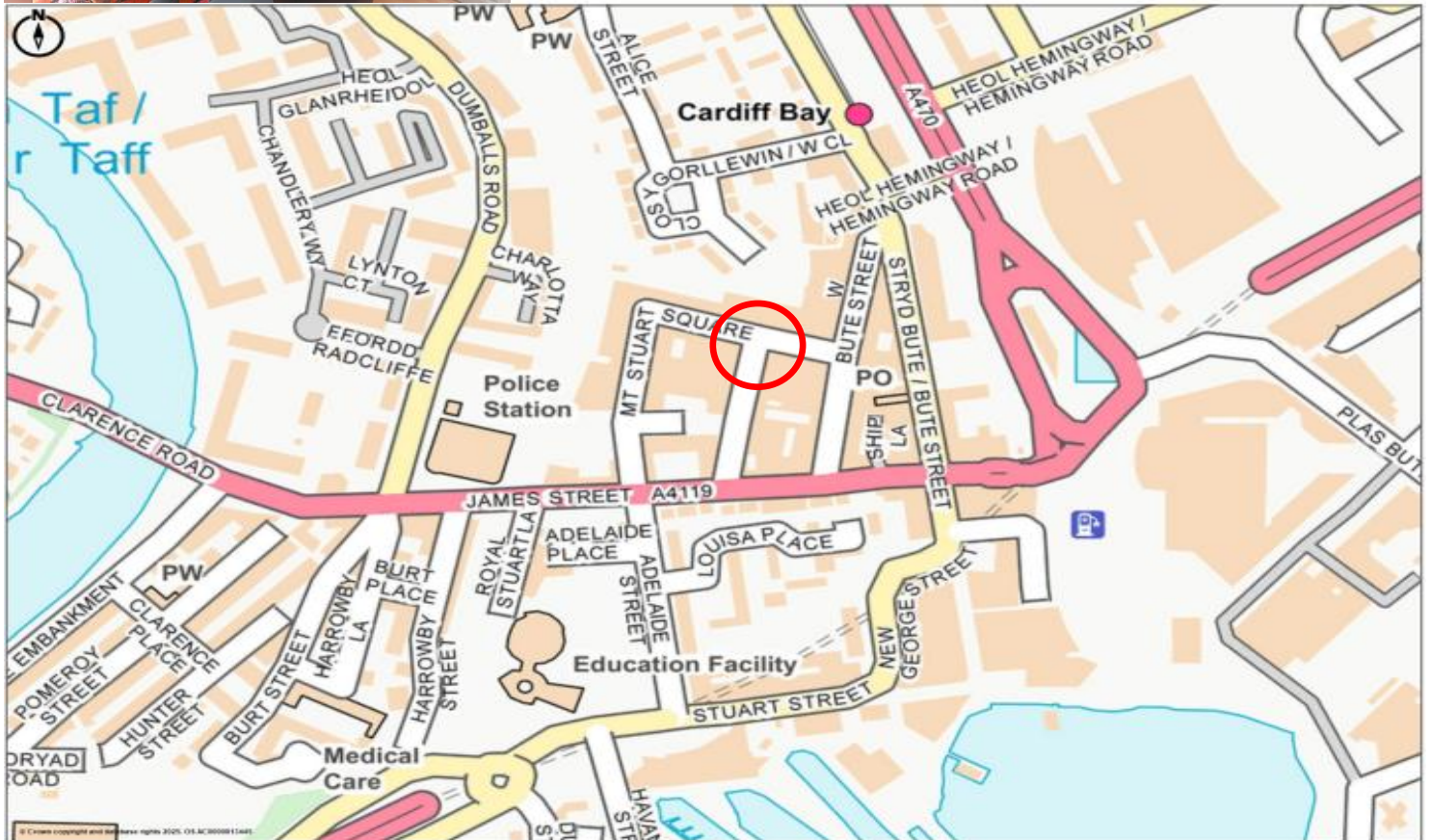
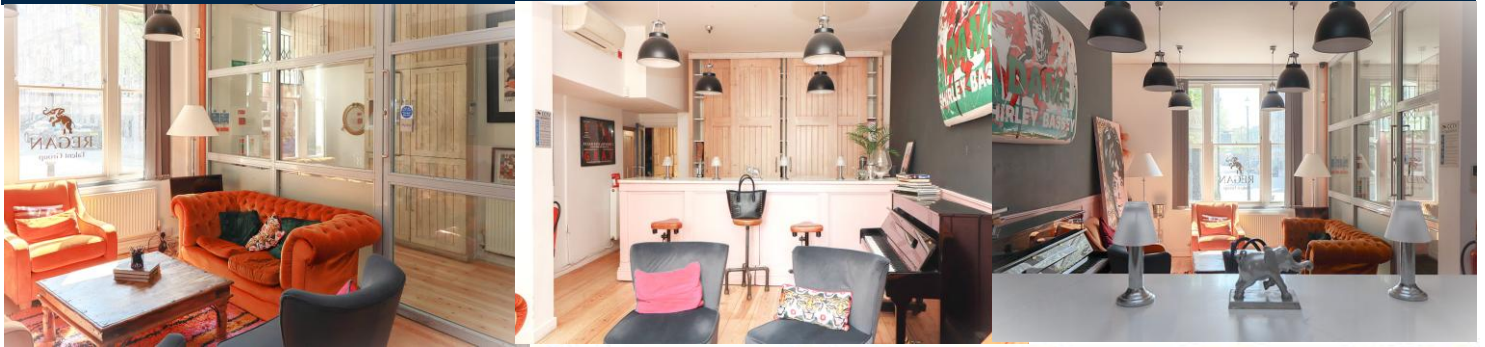
VAT Under the Finance Acts 1989 and 1997, VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

ANTY-MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



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Plotted Scale - 1:5000. Paper Size - A4

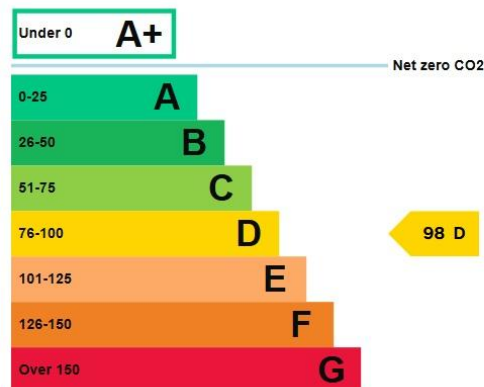


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This property's energy rating is D.



CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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