



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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JeffreyRoss

KNIGHTS BRINSONS

THE  
PROPERTY  
OUTLET

BUTE STREET  
CARDIFF BAY





## BUTE STREET, CARDIFF BAY, CF10 5AF

£1,025 PCM

Pascoe House is a an impressive Grade II listed building in the Heart of Cardiff Bay that boasts many original features. The Ground floor office available is set in 1,019sqft. This space benefits its own kitchen, reception area, Separate office / meeting room and impressive open foot print spanning 771sqft of versatile space.

The specification includes: Exposed wooden floors, carpet tiles, perimeter trunking and wall sockets, along with modernised lighting. The property benefits from male and female toilets on each floor, with communal kitchens in the basement and on the first floor. Flexible terms are available on request.

Take a closer look at our interactive VR tour, where you can even space plan using the measuring tool.



1019.00 sq ft

Entrance Hallway

Reception Area

Office / Meeting Room  
10'6 x 15'10

Kitchen Area  
12'7 x 4'11

Office space  
27'3 x 32'4 widest points

### Location

The property is located on Bute Street that lies between the edge of Cardiff Bay, and the City Centre. The street accommodates a mix of uses, including leisure, residential and office use. The Welsh Millennium Centre is a short walk as is the Mermaid Quay Leisure scheme.

### Business Rates

£4 per sqft. Some suites will qualify for rates relief - interested applicants are advised to contact Cardiff County Council.

### Service Charge

£8 per sqft. Gas and Water are included in the Service Charge. Electric is sub metered, and will be charged separately in addition.

### Viewings

Strictly via appointment with JeffreyRoss

- An attractive period property, tastefully modernised
- Cardiff Bay Train Station in close proximity
- Common parts recently refurbished
- Pay and display Street Parking, Options are available locally.

**Mr Elliott Hooper-Nash**

Director  
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## Pascoe House-54 Bute St, Cardiff Bay, CRF

Ground Floor Interior Area 1971.66 sq ft



0 5 10 ft

PREPARED: 2025/02/12

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



iGUIDE