



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

JeffreyRoss act for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of JeffreyRoss for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither JeffreyRoss nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.



JeffreyRoss

KNIGHTS BRINSONS

THE
PROPERTY
OUTLET

BUTE STREET
CARDIFF BAY



BUTE STREET, CARDIFF BAY, CF10 5AF

£1,550 PCM

Pascoe House is a an impressive Grade II listed building in the Heart of Cardiff Bay that boasts many original features. The Top floor offers versatile space across 1,543 sqft . This space benefits an open plan office area, designated kitchen, break out space and toilets which have been recently refurbished. The basement main office area is approx 936 sqft and boast views down Lloyd George Avenue.

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.



1543.00 sq ft

Entrance Hallway

Stairs to Third floor level

Landing

Kitchen Area
12'11 x 15'7

Toilets
13'8 x 12'9

Currently being used as storage by the owner but will be removed.

Office Area
27'7 x 35'5

Split across two areas with recessed cloakroom area

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

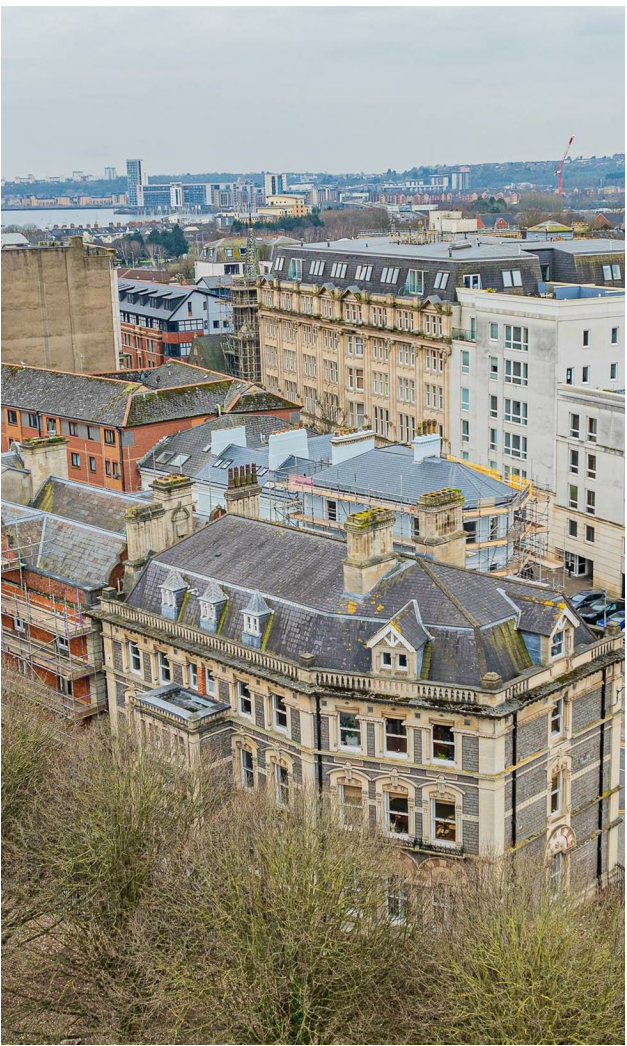
Strictly via appointment with JeffreyRoss

- 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

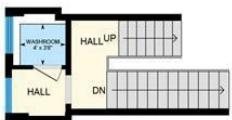
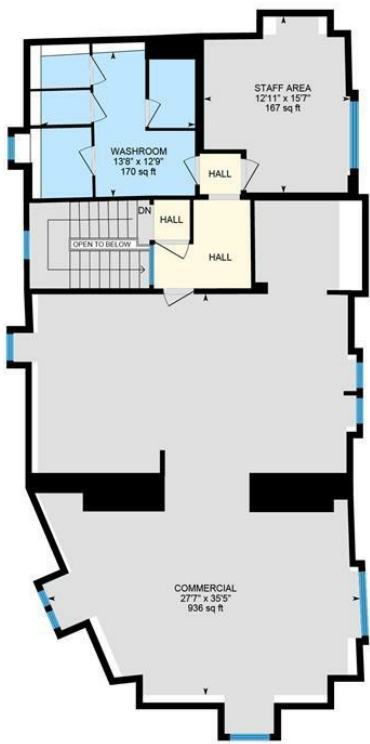
Director

Elliott@jeffreyyross.co.uk



Pascoe House-54 Bute St, Cardiff Bay, CRF

Main Building: Total Interior Area Above Grade 7506.09 sq ft



Third Floor Office
Available Space - 1,543 sq ft



0 5 10
ft

Attic
Interior Area 1543.25 sq ft

0.5 Floor Wc
Interior Area 119.88 sq 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

