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CARDIFF

VALE

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BRISTOL



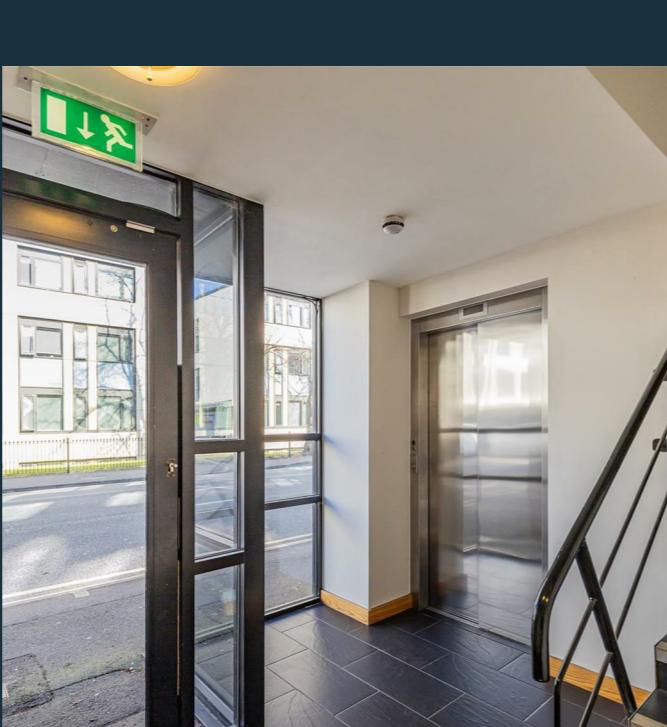


Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreyross.co.uk



Comments by the Homeowner

First Floor - St Andrew's Pl, Cardiff, CRF

1st Floor Office Space Interior Area 942.40 sq ft



0 3 6 ft

PREPARED: 2025/04/01

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

St Andrews Place

, Cardiff, CF10 3BE

Per Month

£850 Per Month



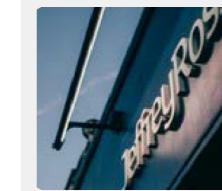
0 Bedroom(s)



0 Bathroom(s)



675.00 sq ft



Contact our
Pontcanna Branch

02920 499680

With the continued resurgence of Cardiff's 'museum quarter', this first floor self contained office is perfect for a tight knit team who enjoy the benefits of working out of a City Centre location.

It's immediately available, comes with lift access and has an amazing panoramic roof terrace!

Flexible terms considered.

Terms

A new lease for a term to be agreed.

Service Charge

A service charge will be payable. Further details on request.

Business Rates

RV: £13,000

Rates Payable (24/25) - Approximately £6500 (check with Cardiff Council rates department for accurate amount)

EPC

C rating





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	England & Wales	

