


TO LET

385 TO 1,740 SQ. FT. PERIOD OFFICE WITH CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

13 St Andrews Crescent, Cardiff CF10 3DB



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 just 500 metres from the property, and a number of bus stops which are situated on Dumfries Place are just 150 metres to the south.

There is also an NCP car park situated on Dumfries Place. The city centre's main retail and leisure amenities areas are located in close proximity to St Andrews Crescent with Queen Street, one of Cardiff's prime pedestrianised retail area only 300m to the south. There are a number of EV charging points in the local area.

Description

13 St Andrews Crescent comprises a 3 storey office which is being refurbished to provide good quality, modern office accommodation. The available suites are situated on 1st and 2nd floors and are ideal for companies requiring a small office in a professional location in the city. The specification includes LED lights, fully carpeted, WC's and kitchen.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Suite 4	=	675 sq.ft.		62 sq.m.
Suite 5	=	385 sq.ft.		36 sq.m.
Suite 6	=	680 sq.ft.		63 sq.m.
Total	=	1,740 sq.ft.		161 sq.m.

Car Parking

Car parking is available on site through separate negotiations.

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

Suite 4 £15,000 per annum exclusive
Suite 5 £12,000 per annum exclusive
Suite 6 £20,000 per annum exclusive

The rent is inclusive of insurance and service charge, exclusive of electricity and rates. There is VAT payable on the rent.

Energy Performance Certificate

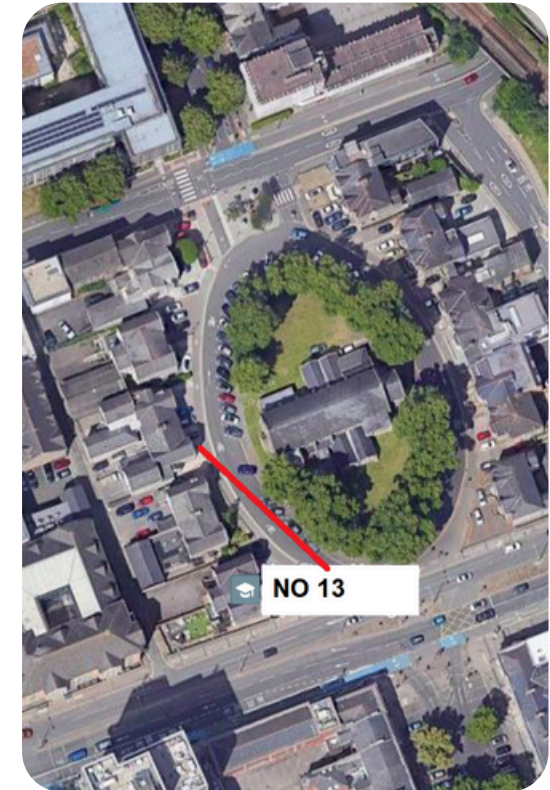
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VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

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



CONTACT

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