

TO LET

6,925 TO 27,700 SQ. FT. GRADE A CITY CENTRE OFFICE WITH CAR PARKING

029 2037 8921

fletchermorgan.co.uk

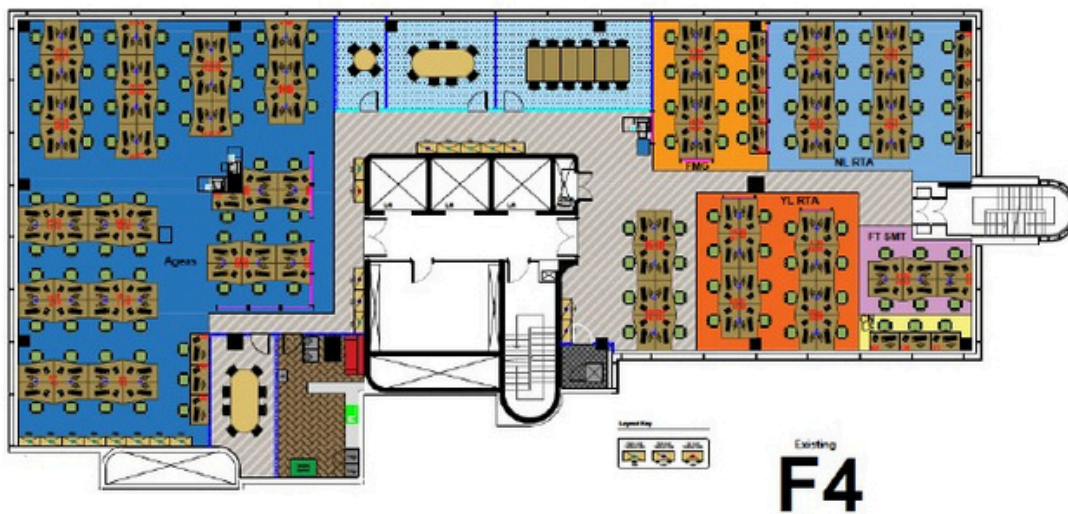
28 Park Place, Cardiff CF10 3BA



Fletcher Morgan

Rents from
£10.00 per
sq ft

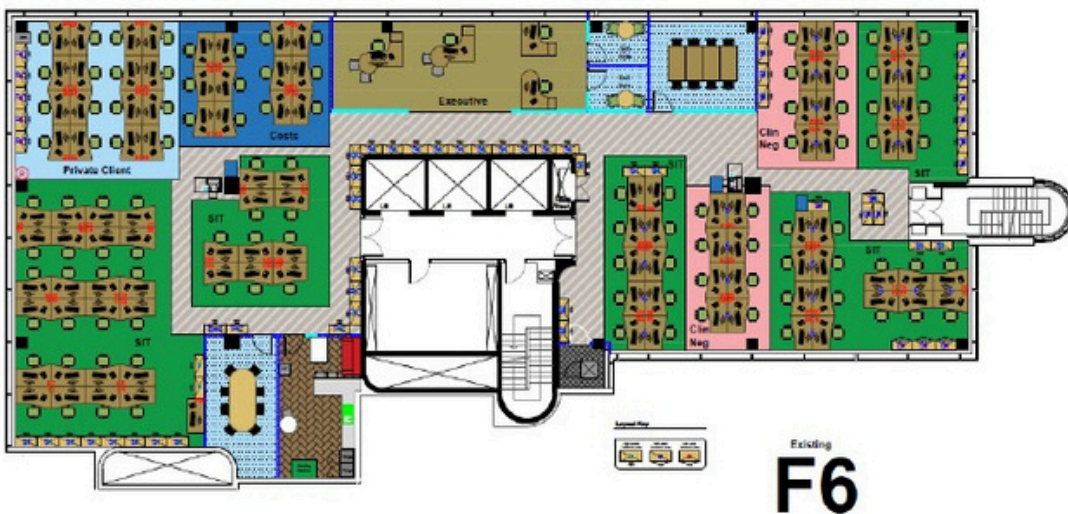
Belmont House, Churchill Way, Cardiff CF10 2HE



Accommodation

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

Third Floor Suite	6,925 sq.ft.	643.34 sq.m.
Fourth Floor Suite	6,925 sq.ft.	643.34 sq.m.
Fifth Floor Suite	6,925 sq.ft.	643.34 sq.m.
Sixth Floor Suite	6,925 sq.ft.	643.34 sq.m.
Total	27,700 sq.ft.	2,573.36 sq.m.



Location

Helmont House is a 12 storey landmark City centre office building, situated along Churchill Way. The office accommodation is accessed from a piazza level with a refurbished reception and lift lobby providing access to the upper floors.

Helmont House is located within close proximity of Queen Street and St David's Shopping Centre, and benefits from excellent public transport facilities close by with Queen Street Railway Station, the main Cardiff commuter station, located opposite the building. Cardiff Central Railway, the main transport hub for Cardiff, is less than 10 minutes walk away.

Description

The available accommodation is on the 3rd, 4th, 5th and 6th floors and has recently been refurbished to a Grade A standard benefiting from the following specification:

- Suspended ceilings
- Recessed LED lighting
- Air conditioning
- Plastered and painted walls
- Modern fitted kitchen
- Flexible open plan floor plates
- Two quality meeting rooms
- Raised access floor
- Three lifts
- Toilets & shower facilities
- Manned reception
- Secure undercroft car parking
- 24/7 access



Rates

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

Tenure

The office accommodation is available by way of a sub letting or assignment on a Full Repairing and Insuring basis for a term to be agreed. The current lease expires 4th October 2034, with a Tenant break option on 4th October 2029. Full fitted desk option is available for tenants looking for immediate occupation.

Rent

from £10.00 per sq ft plus VAT

Energy Performance Certificate

C74

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.

Car Parking

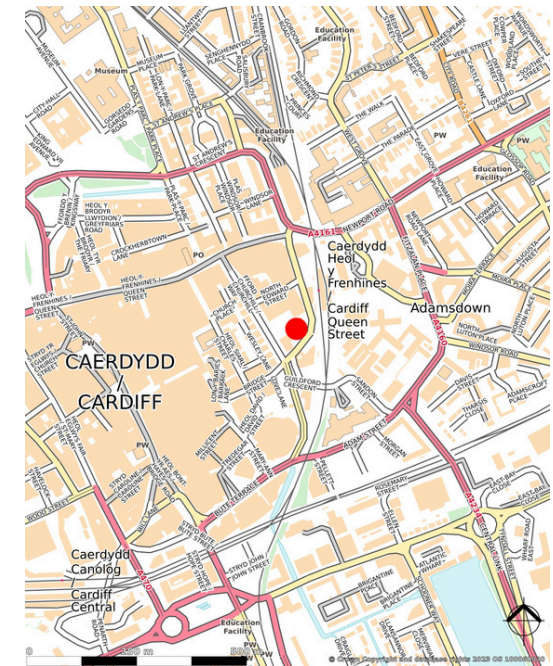
Helmont House benefits from an excellent car parking allocation. 12 car parking spaces per floor, a ratio of 1 spaces per 600 sq.ft.

Floor Plates

The floor plates can be split to allow a maximum of two occupiers per floor.

What3Words

[narrow.kings.basis](https://www.what3words.com/narrow.kings.basis)



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Matthew Jones | John James

029 2034 7054 | 029 2034 7050

07968 769325 | 07973 121295

[/MatthewJones](https://www.linkedin.com/company/fletchermorgan) | [/JohnJames](https://www.linkedin.com/company/fletchermorgan)

matthew.jones@fletchermorgan.co.uk
john.james@fletchermorgan.co.uk

