

# TO LET

1,268 SQ. FT. FIRST FLOOR OFFICE SUITE

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



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16 Windsor Place, Cardiff CF10 3BY

## Location

Windsor Place is the prime professional office location in the heart of Cardiff city centre. The property is within 200 yards of Queen Street, Cardiff's main shopping area and Queen Street railway station is within easy walking distance. There are numerous bars, restaurants and hotels in the immediate vicinity together with creche facilities and a number of leisure and fitness centres. It is easily accessible by car and there are a number of public car parks within easy walking distance.

## Description

The first floor suite includes:

- Secure entry via intercom system.
- Plastered & painted walls.
- Perimeter trunking.
- LED lighting.
- Air conditioning.
- Communal Male & Female W/C.
- Kitchen facilities.

## Accommodation

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

**First Floor = 1,268 sq.ft. | 117.8 sq.m.**

## Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

**Rateable Value = £20,250**

**Rates Payable = £10,833**

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

**£20 per sqft.**

**Alternatively, the client will consider a managed option for £30 per sqft.**

## Energy Performance Certificate

C75

## 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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