

FOR SALE - OFFICE

# 12 - 13 WINDSOR PLACE

Cardiff, CF10 3BY



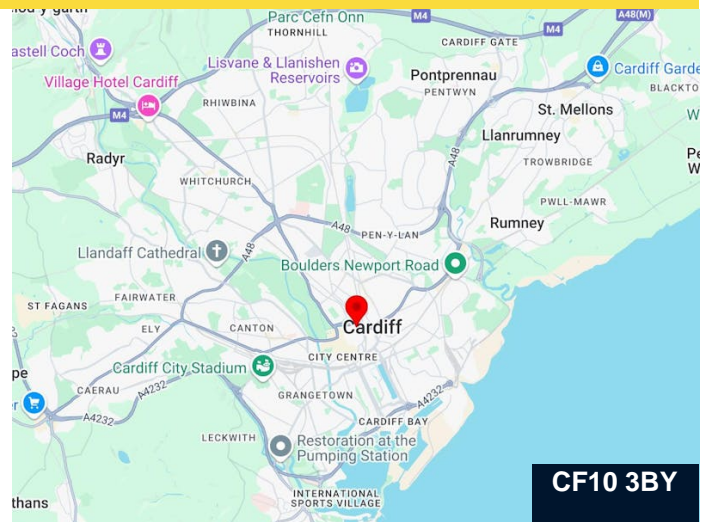
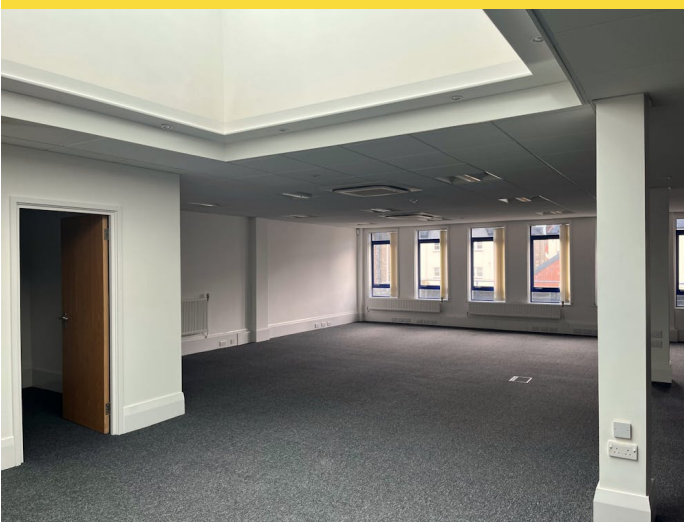
## Key Highlights

- 9,463 sq ft
- City centre location
- Attractive period building
- Potential to split into 2 buildings
- Freehold
- Open plan
- 8 secure parking spaces to the rear
- Opportunity to change use class - subject to planning

2 Kingsway  
Wales CF10 3FD

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**CF10 3BY**

## Description

12-13 Windsor Place comprises an impressive three-storey, terraced office building with basement. The property has been comprehensively rebuilt behind its listed façade to provide modern, open plan office accommodation (The rear roof was also replaced approximately 3 years ago). The basement provides a mix of offices and storage as well as kitchen and shower. There is secure gated car park to the rear with space for 8 cars.

## Location

The property is situated in Windsor Place, a well regarded office location which has attracted a range of occupiers. Queen Street and Cardiff's main retail areas are all within a 5 minute walk. Windsor Place is well served by public transport with Queen Street Railway Station approximately a 4 minute walk, with bus stops located on Dumfries Place. The property is easily accessible by car with public metered parking on Windsor Place and an NCP car park on Dumfries Place, approximately a 2 minute walk.

## Specification

- Suspended ceilings
- Reception
- Gas central heating
- Kitchen facilities
- Carpeted flooring
- Perimeter trunking
- Basement meeting rooms / storage
- Male & Female WC's
- Shower

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Basement     | 1,168        | 108.51        | Available    |
| Ground       | 2,280        | 211.82        | Available    |
| 1st          | 3,250        | 301.93        | Available    |
| 2nd          | 2,765        | 256.88        | Available    |
| <b>Total</b> | <b>9,463</b> | <b>879.14</b> |              |

## Terms

The property is available freehold. Offers in excess of £1,575,000.

## Planning

The property has consent for B1(a) office use.

Cardiff Council have provided a positive response to a pre-planning application for residential use on the upper 2 floors. Additional information can be provided upon request.

## Business Rates

The property is currently assessed as separate buildings. Further details on request.

## VAT

VAT is applicable.

## EPC

The EPC is C - 61.



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## Contact

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