

OFFICE TO LET / FOR SALE

Castle Buildings

Cardiff, CF10 1BR



Key Highlights

- TO LET/ FOR SALE
- 1,476 SQ. M (15,890 SQ FT)
- Basement Parking
- Available to let as whole or in part
- May be suitable for alternative uses (subject to planning)

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

Castle Buildings is a warehouse style, period office extending to approximately 15,890 sq ft, providing accommodation over basement, ground and three upper floors. The basement is accessed from Womanby Street and provides parking for 4-6 cars, with the potential to add cycle parking and showers/amenity space. The office accommodation is accessed at ground floor and arranged as a series of split level suites off a central stair and lift core. The building benefits from a lift, gas central heating, double glazing and male/female WC's.

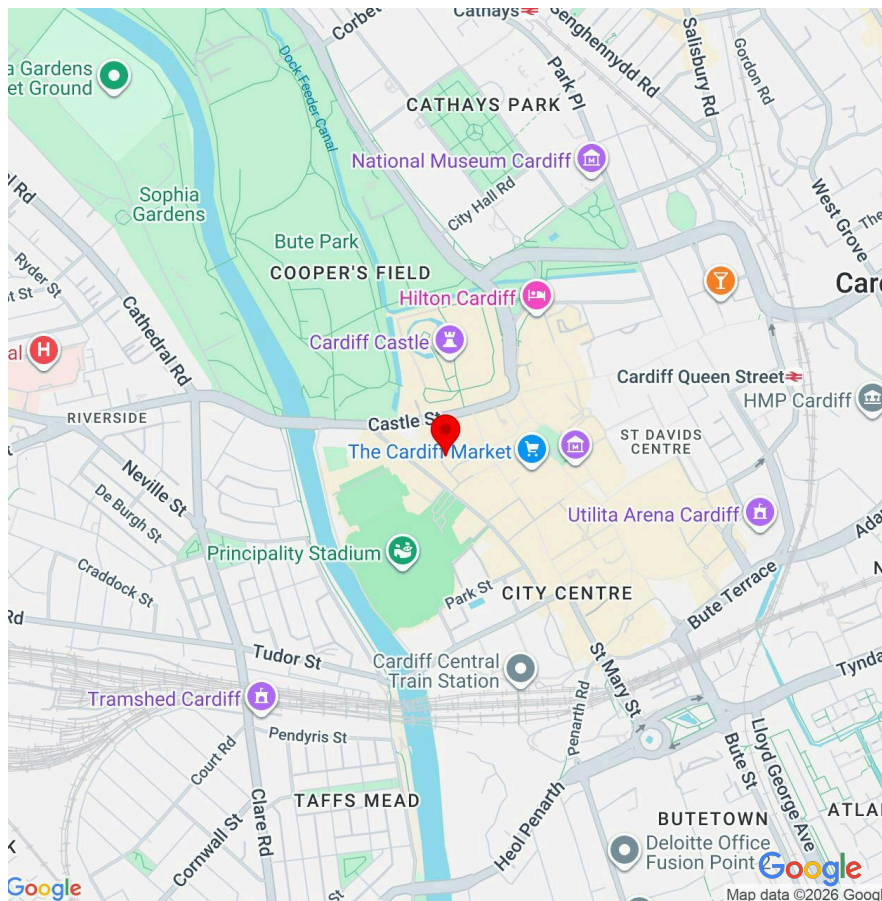
ACCOMMODATION

The accommodation comprises the following areas:

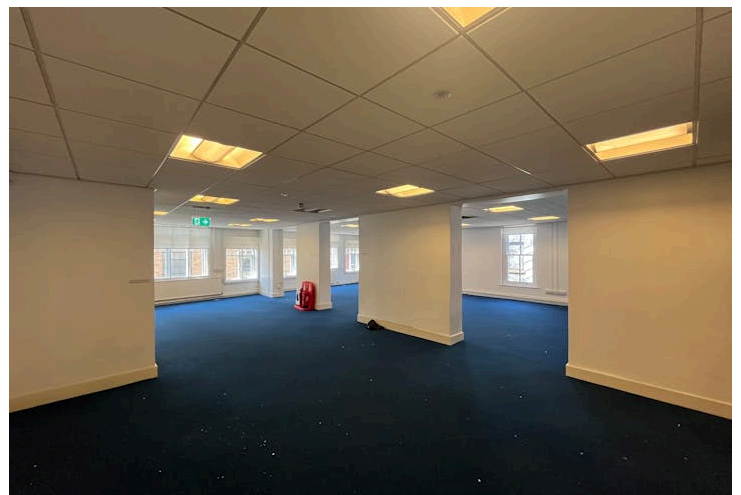
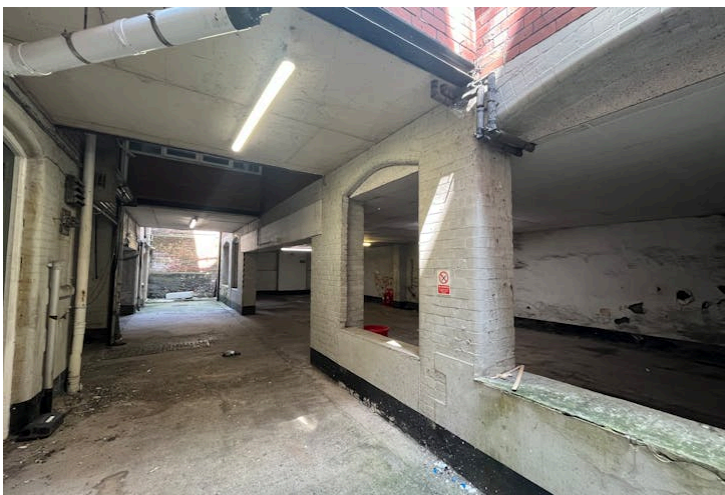
FLOOR AREA	SQ FT	SQ M
Lower Ground - LGF Office	452	42
Ground	4,460	414
1st	4,693	436
2nd	4,585	426
3rd	1,700	158
TOTAL	15,890	1,476

LOCATION

The property is located in a prominent position on Womanby Street, in close proximity to the Principality Stadium, Westgate Street. Womanby Street is situated opposite Cardiff Castle. The property is ideally located for Cardiff's amenities and retail areas, including St David's 2 Shopping Centre and John Lewis. It is also a short walk to Cardiff Central Railway Station. Occupiers in the vicinity include RNIB, Currie & Brown and Gaunt Francis architects.



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VIEWINGS

Via Savills or joint agents Cooke & Arkwright (02920 346346)

TERMS

The freehold of the property is available to purchase. The property is also available to let on terms to be agreed. Further details on application.

BUSINESS RATES

Rateable Value: £178,250
Rates Payable: £5.78 per sq ft

LEGAL COSTS

Each party to bear their own legal costs.

EPC

D rating

CONTACTS

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