



Churchill House, 17-21 Churchill Way, Cardiff CF10 2HH

TO LET

Fully Fitted Prominent City Centre Office

**2,902 Sq Ft
(270 Sq M)**

DESCRIPTION

Churchill House provides high quality, city centre offices that have been refurbished to a high standard and including an impressive reception. The 3rd floor rear suite has been fitted to a high standard and benefit from suspended ceilings, recessed lighting, comfort cooling and perimeter trunking. The fit out of the space includes a number of meeting rooms, kitchen, reception area and circa 20 desk and chairs.

- ✓ Fully fitted office suites
- ✓ Suspended ceiling
- ✓ Perimeter trunking
- ✓ Comfort cooling and heating
- ✓ Shower and cycle facilities
- ✓ 3 car parking spaces

LOCATION

Churchill House is located within Cardiff City Centre on Churchill way with close proximity to St David's Shopping Centre. The property has onsite parking and is located to nearby public transport including Queen Street Station and Cardiff Central.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
3rd floor	2,902	270
Total	2,902	270

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The suite is available by way of sub letting or assignment of the residue of a 10 year Full Repairing and Insuring lease expiring 30th June 2027.

EPC C-72



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Regulated by RICS 09-Oct-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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