

TO LET



## BI OFFICE

GROUND FLOOR REAR  
44 CHARLES STREET  
CARDIFF  
CF10 2GE

- + Strong location
- + High quality specification
- + Self contained

## **LOCATION**

The property is situated to the rear of No.44 Charles Street, in close proximity to the various business districts and retail centres at St. David's 2 Shopping Centre, Queen Street and St. Mary Street. The property is ideally located to benefit from public transport, including the nearby Cardiff Queen Street rail station and various bus stops providing links throughout the city and beyond.

## **DESCRIPTION**

The office suite is located at ground floor and comprises a large open plan office with rear boardroom and kitchenette. The offices are fitted to a high specification and ready for immediate occupation. Toilet and shower facilities included. The rent is inclusive of superfast broadband.

## **ACCOMMODATION**

Total NIA - 822 sq ft (76.4 sq m)

## **TERMS**

The offices are available on a new lease on terms to be agreed.

## **RENT**

£15,000 per annum, exclusive.

## **RATES**

Rateable Value - £7,500 / Rates Payable - £4,012.50 (2020/21)

The rateable value is under the threshold and therefore no rates will be applicable. Interested parties are advised to verify this with the local authority.

## **USE**

Currently offered as B1 office use, other uses considered, subject to planning.

## **SERVICE CHARGE**

The occupier will contribute to a proportion of the Estate's service charge for costs incurred in the maintenance and upkeep of common areas.

## **EPC RATING**

TBC

## **VAT**

VAT will be applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **FURTHER DETAILS**

For further details please contact:-

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