

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

To let

Office suites from 578sqft to 1172sqft
with parking



8 St Andrews Crescent
Cardiff CF10 3DD



(029) 20 388988

Location

St Andrews Crescent is one of the prime professional office locations in the heart of Cardiff city centre. The property is within 300 yards of Queen Street, Cardiff's main shopping area and Queen Street railway station is also within easy walking distance.

There are numerous bars restaurants and hotels in the immediate vicinity. Creche facilities and a number of health and fitness centres are also near by.

Accommodation

First Floor 594 sqft (55 sqm)
Second floor 578 sqft (54 sqm)
Total 1172 sqft (109 sqm)

Rates

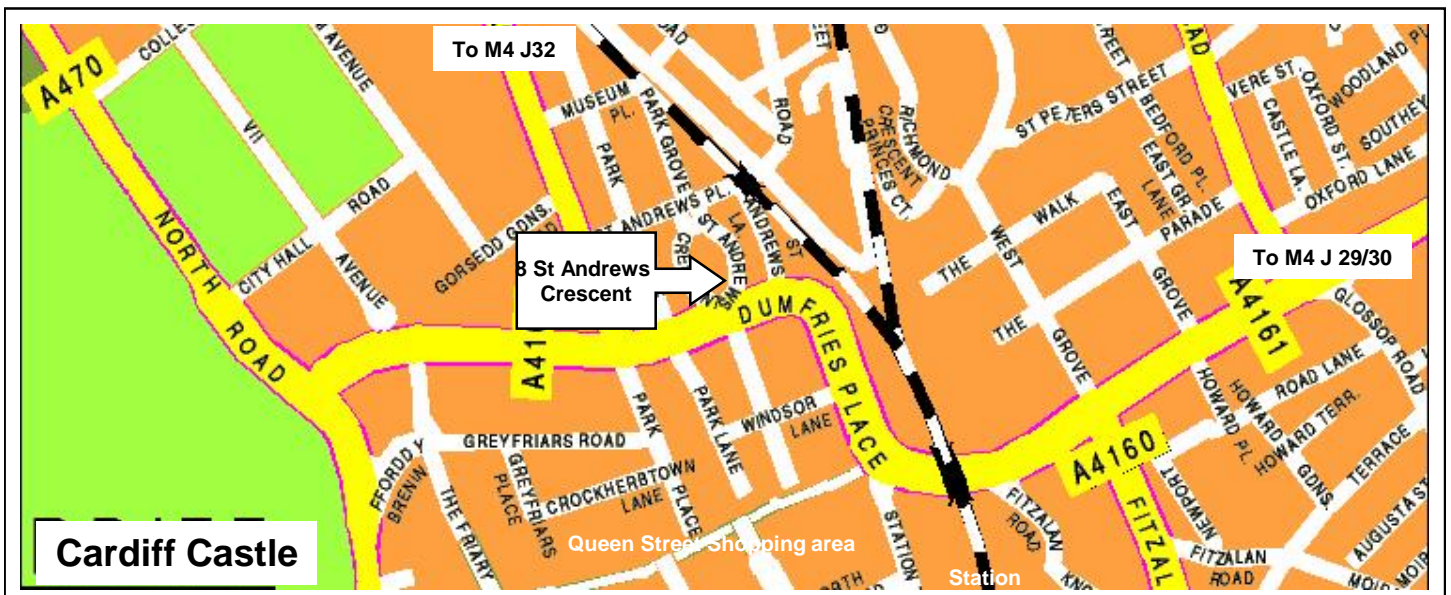
First floor

Rateable value £6500

Second floor

Rateable value £4800

Small business rates relief may apply



Description

The property is a three storey semi detached period office building. The available suites are situated on the first and second floors.

The offices are arranged as two rooms at first and open plan to the second. They are carpeted throughout. There is gas fired central heating and LED lighting.

Male and female wc facilities are shared with the other occupiers in the building. There is a kitchen at second floor level.

Car parking

Four car parking spaces are available at £950 per space per annum.

Terms

The property is available as a whole or a floor by floor basis on a new lease for a term to be agreed with periodic rent reviews. The lease will be outside the provisions of the Landlord and Tenant Act relating to security of tenure. There is a service charge to cover the cost of common parts and services.

Rent

First floor £9750 per annum
Second floor £8750 per annum

Viewing

Contact Mark Hiron.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.

Please note that Hiron Morgan & Yapp hold the head lease in the property.



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CF10 3DD**

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