

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

To let

Refurbished air conditioned offices



Number 39
Windsor Place
Cardiff
CF10 3BW



(029) 20 388988

Location

Windsor Place is the prime professional office location in the heart of Cardiff city centre. The property is within 50 meters 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 leisure and fitness centres are also near by.

Accommodation

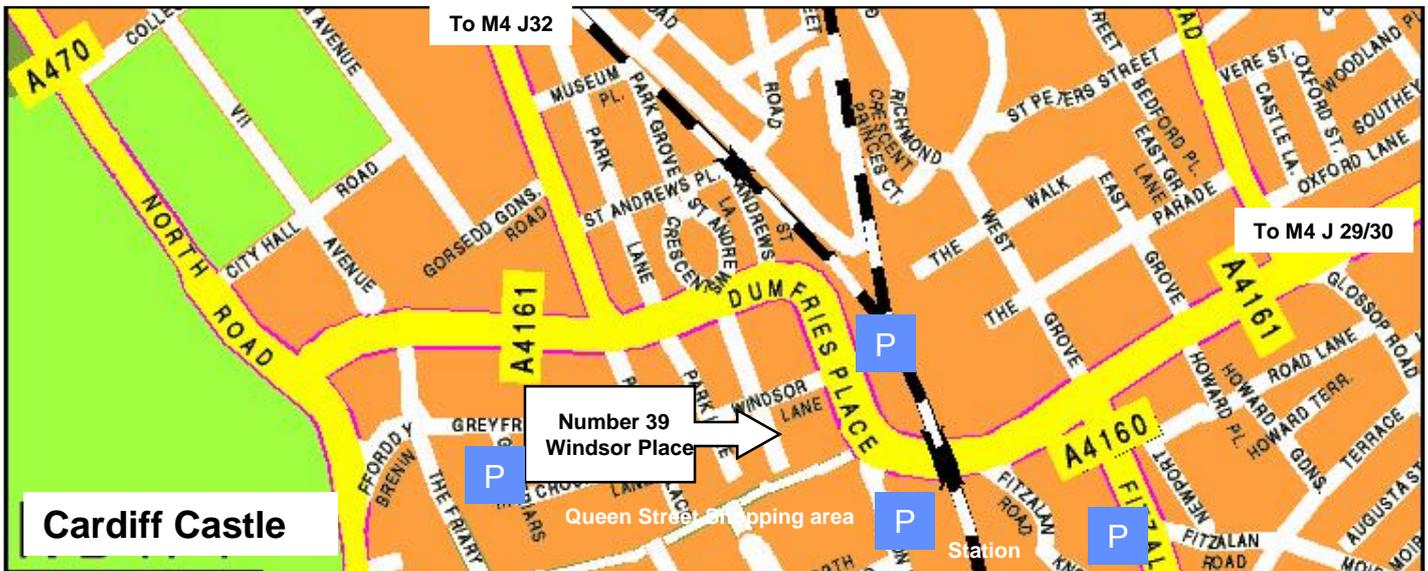
Second floor 1465 SQFT 136 SQM
Third Floor 1339 SQFT 124 SQM

Rent

£10 per square foot per year. In addition there will be a service charge to cover the cost of common services, maintenance etc.

Rates 2016/17

Second floor £7411
Third floor £6925



Description

The available suites are situated on the second and third floors. They have recently been refurbished and provide:

- Open plan and partitioned space
- Carpeted
- Air conditioning
- Lift
- Self contained ground floor entrance and foyer
- Male and female WC facilities
- Blinds to windows
- Suspended ceiling with inlaid lighting

Terms

Available as a whole or on a floor by floor basis on a new lease for a term to be agreed with periodic rent reviews.

Legal costs

Each party will pay their own legal costs incurred.

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.



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