

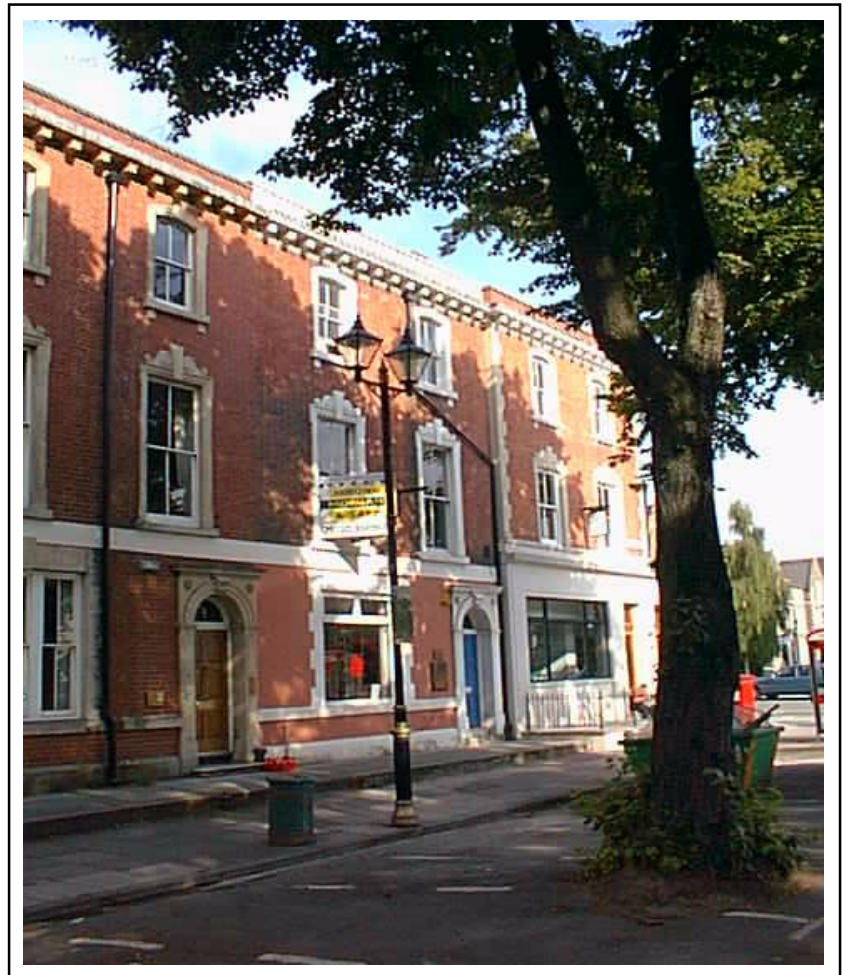
HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

To let

Offices with car parking

In one of Cardiff's most sought after locations



23 Windsor Place
Cardiff CF10 3BY



(029) 20 388988

Location

Windsor Place is the prime professional office location in the heart of Cardiff city centre. The property is within 200 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 leisure and fitness centres are also near by.

Accommodation

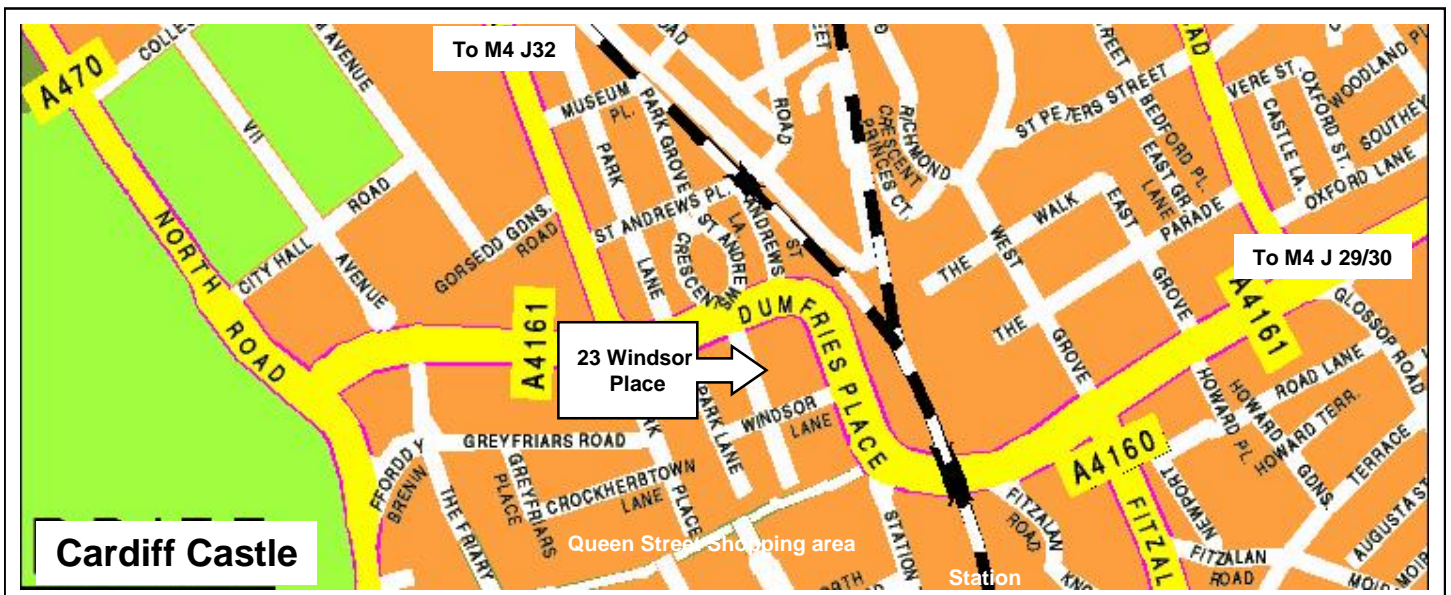
Lower ground floor	412 sqft	38 sqm
Ground floor	713 sqft	66 sqm
First floor	488 sqft	45 sqm

There is also attic storage at third floor.

Terms

Ground and lower ground
£18380 per annum exclusive
First floor
£7808 per annum exclusive

•Available individually or combined



Description

The property is a three storey mid terrace Georgian style office building. The available offices are situated on the lower ground, ground and first floors.

The offices are as mix of open plan and individual rooms. There is gas fired central heating.

The first floor is currently used as a gallery but can be easily converted back to office space.

There are male and female wc facilities.

Car parking

Car parking spaces are available at an additional cost

Rates payable

Ground and lower ground floor	£6925
First floor	£207 (small business relief currently applies)

Service charge

A service charge is payable to cover a fair proportion of common parts and services,

Viewing

Contact Mark Hiron.

*The Directors of Hiron Morgan and Yapp have an interest in the property

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.



(029) 20 388988

Fax: (029) 20 399033

8 St Andrews Crescent, Cardiff, CF10 3BY

Email mhiron@hmy.co.uk

Web site <http://www.hmy.co.uk>