

9-11 CASTLE STREET

OFFICE SUITE 1, CARDIFF, UK CF10 1BS

Jenkins
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Well located contemporary office suite with external roof garden

TO LET | Office

777 sqft (72.19 sq m)

£11,500 per annum (Exclusive)

Key Features

- Prime City Centre Location
- Self-contained 2nd floor office suite
- Roof terrace
- Suite available subject to refurbishment
- Currently qualifies for an element of small business rates relief



Description

Self-contained office suite Prime city centre location with excellent public transport access and proximity to amenities.

Accommodation

- Self-contained second floor office suite (Suite 1)
 - Net Internal Area = 777 sq ft (72.19 sq m)
 - Open plan office
 - 2 No. WC's and Showers
 - Kitchen facility
 - Small meeting room
 - Large roof garden accessed via aluminium doors
- Suite 2 is also available and could be combined (additional 888 sq ft)

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Further info visit:

<https://www.jenkinsbest.com/properties/9-11-castle-street-office-suite-1-cardiff-uk-cf10-1bs/>

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3 Melin Corrwg Business Park, Upper Boat, Treforest
CF37 5BE | T: 029 20 34 00 33
enquiries@jenkinsbest.com

Location

Prime city centre location opposite Cardiff Castle and located within the Castle Quarter. The landmark building is well known within the city - the popular Vodka Revolution Bar occupies the ground and first floors of 9-11 Castle Street. Excellent public transport links.

Tenure & Terms

Suite 1 is available by way of a New Full Repairing and Insuring Lease for a Term to be agreed.

Rent

Rent £11,500 per annum Exclusive. VAT applicable - payable in addition.

Rateable Value

Rateable Value £7,600 (2017 List) Multiplier 53.5 pence Rates Payable £4,066 per annum (excl.) The suite currently qualifies for small business rates relief - please contact Cardiff County Council for additional information.

Estate service charge / building insurance

A building service charge is payable to cover the cost of upkeep of the common areas of the Building, the current annual budget applicable to Suite 1 is £2,015 per annum (Excl.) The current building insurance premium applicable to Suite 1 is £160 Excl.

Legal costs

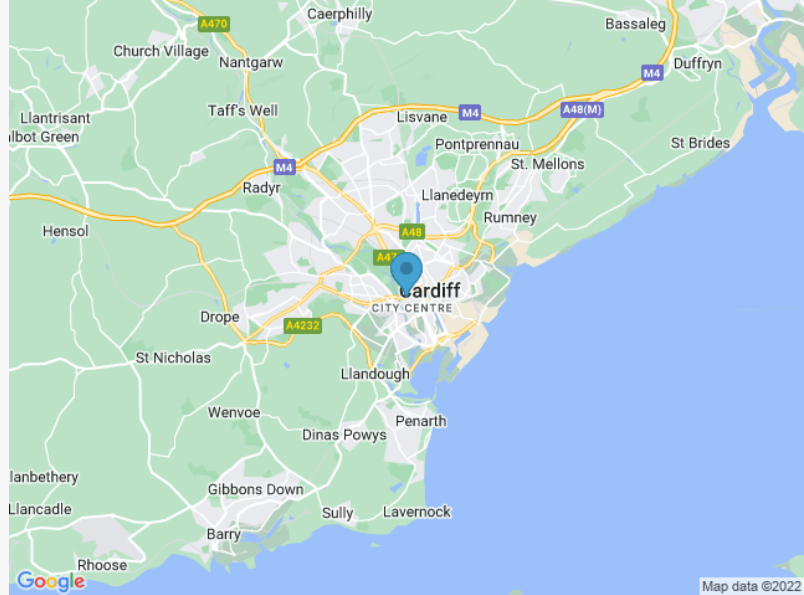
Each party responsible for their own Legal costs.

Energy Performance Certificate

EPC Rating D-91

Further information

Please contact Henry Best (02920 34 00 33) at Jenkins Best for additional information or to arrange a viewing.



Disclaimer

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December 2022

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