

TO LET / FOR SALE - OFFICE

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# 1, COOPERS YARD

Unit 1, Coopers Yard, Cardiff, CF10 5NB



## Key Highlights

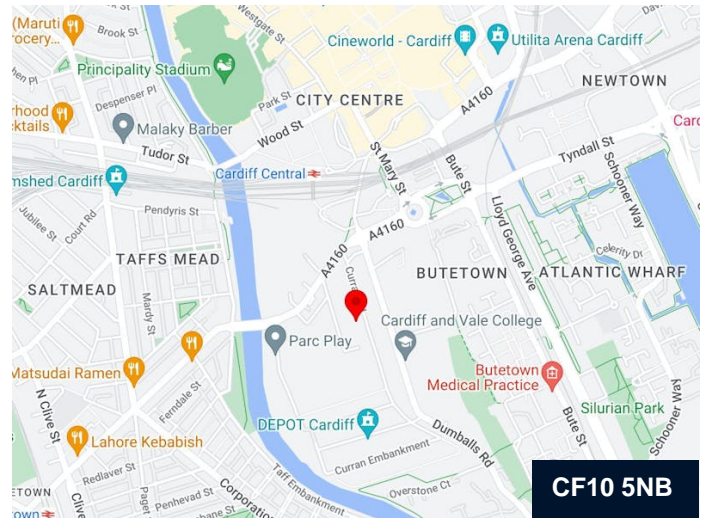
- 2,596 sq.ft
- Self - contained
- A short walk from Cardiff Central Railway Station
- City centre location
- FOR SALE
- 7 car parking spaces

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2 Kingsway  
Wales CF10 3FD

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## Description

The property comprises a two storey semi-detached building set within a gated courtyard. The accommodation provides good quality office space with a specification including a mix of carpets and laminated floors, double glazed windows, kitchen facilities, suspended ceilings with recessed VDU lighting, gas central heating (ground floor), heating/cooling (first floor), perimeter trunking, male, female and disabled WC's. The property also benefits from an excellent car parking allocation with 7 spaces.

## Location

The property is located in Cardiff's Enterprise Zone business district, in the city centre. It benefits from being within close proximity of Cardiff Central Railway Station and Cardiff's main retail areas including St David's 2 and John Lewis. There is also a wide range of bars and restaurants nearby within Mill Lane and surrounding areas. Nearby occupiers include British Gas, Lloyds Bank, Eversheds Sutherland, Deloitte and Network Rail.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,134	105.35	Available
1st - Office	1,462	135.82	Available
<b>Total</b>	<b>2,596</b>	<b>241.17</b>	

## Price/Rent

Rent - £12.50 per sq ft

Price - £325,000

## Business Rates

The Tenant will be responsible for business rates. Further details on application.

## Viewings

Via Savills

## Contact

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