

OFFICE TO LET / FOR SALE

Unit 4, Sovereign Quay

Cardiff, CF10 5SF



Key Highlights

- Prominent Location
- 236 Sq M (2,540 sq ft)
- Waterfront Views
- Good Quality Specification
- Close to St David's Hotel and Mermaid Quay
- May be Suitable for Alternative Uses (Subject to Planning)

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

The property comprises a ground floor unit which benefits from attractive views over the Cardiff Bay waterfront. The office has been fitted out to a good standard with meeting rooms and kitchen. It benefits from a specification including: suspended ceilings; raised floor; heating/cooling; ceiling mounted spotlights; kitchen; laminated floor coverings and a WC.

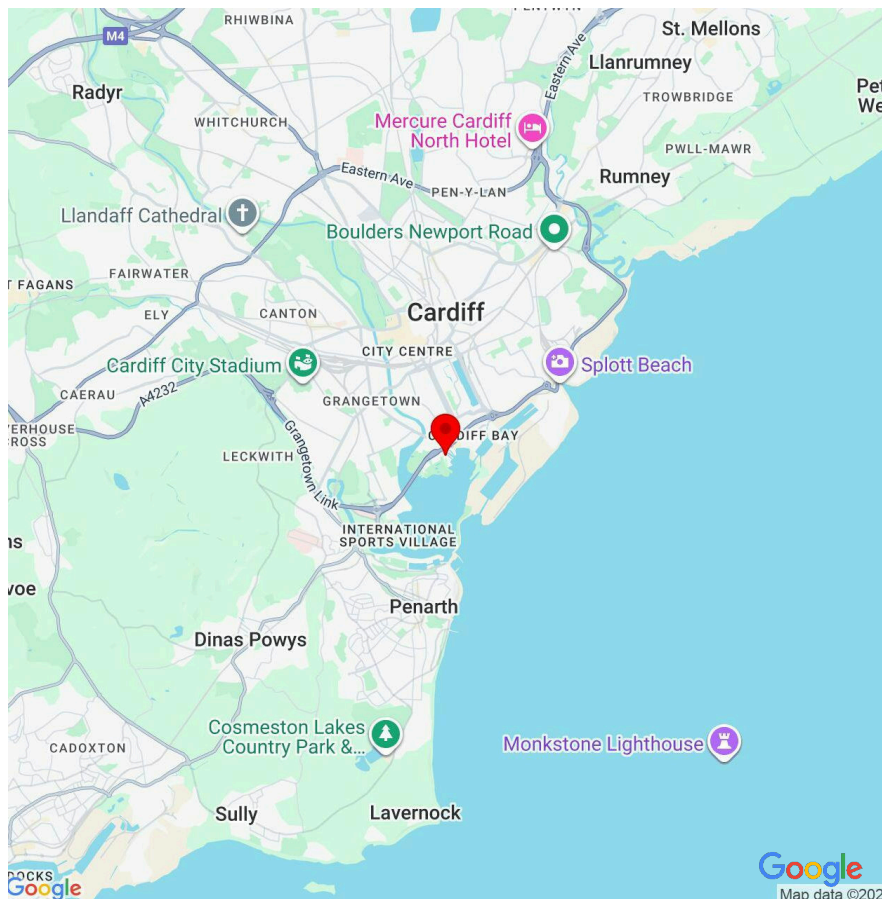
ACCOMMODATION

The accommodation comprises the following areas:

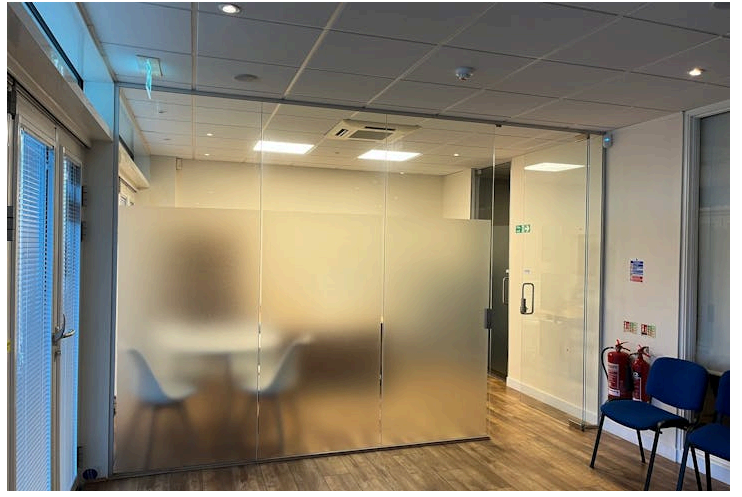
FLOOR AREA	SQ FT	SQ M
Ground	2,540	236
TOTAL	2,540	236

LOCATION

Unit 4, Sovereign Quay, is situated on Havannah Street, off Stuart Street, which provides access from the A4232 into Cardiff Bay. Cardiff Bay benefits from an excellent range of amenities including the bars and restaurants within Mermaid Quay and a Tesco convenience store. Cardiff city centre is easily accessible via Bute Street, Lloyd George Avenue or Central Link. There is also a regular rail service running from Cardiff Bay to Queen Street Station.



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VIEWINGS

Via Savills

VAT

All figures quoted are exclusive of VAT.

RENT/PRICE

Quoting rent - £13.50 per sq ft.
Quoting price - £410,000.

BUSINESS RATES

Rateable Value - £27,500 Rates payable (2025/26) - £15,620 pa

LEGAL COSTS

Each party to bear their own legal costs.

EPC

D rating

TERMS

The office is available to let by way of a new lease for a term to be agreed. The sale of the Long Leasehold (approximately 980 years) will also be considered.

CONTACTS

For further information please contact:

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