

OFFICE TO LET

Principality House

Cardiff, CF10 3FA



Key Highlights

- 60,473 SQ FT
- 56 Parking Spaces
- Recently Refurbished
- Close to City Centre Amenities and Public Transport
- Air Conditioning
- 3 Passenger Lifts

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

Principality House comprises an 8 storey, detached office building extending to approximately 60,473 sq. ft, located in a central location within Cardiff city centre. The property was refurbished in 2023, including new M&E, to provide high quality office accommodation with a specification including air conditioning, raised floors, suspended ceilings and LED lighting. There are 3 passenger lifts serving all floors and male and female WC's on each floor.

There is parking for 56 cars in the basement car park.

ACCOMMODATION

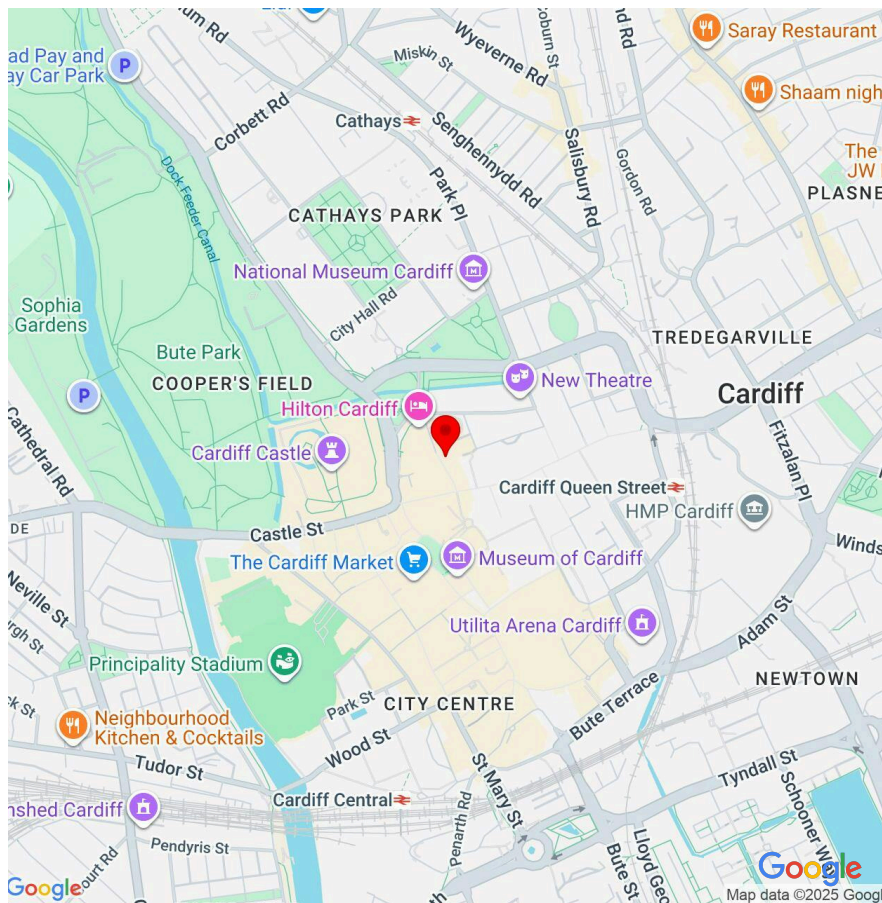
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground	2,291	213
1st	6,146	571
2nd	6,136	570
3rd	6,136	570
4th	6,101	567
5th	10,096	938
6th	9,170	852
7th	8,750	813
8th	5,647	525
TOTAL	60,473	5,618

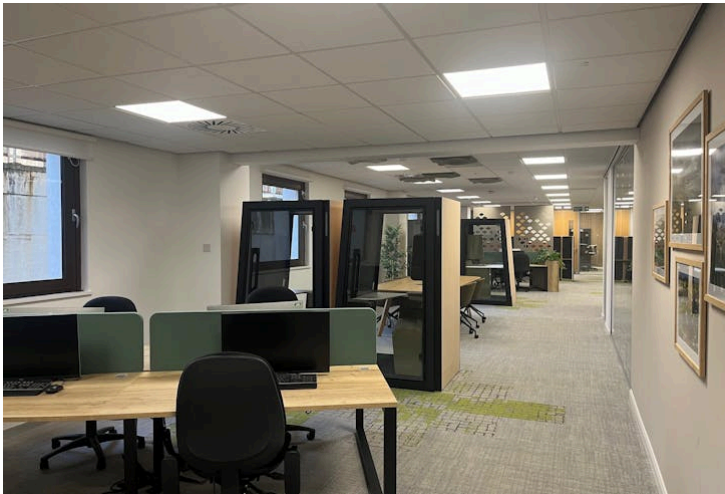
LOCATION

Principality House is located on The Friary, which is located off Queen Street, one of Cardiff prime retail locations. A Coffee One cafe is located in the ground floor of the property with The Friary also benefitting from a Premier Inn hotel, Slug and Lettuce and Revolution de Cuba bar restaurants and a JD Gym. The main retailers on Queen Street and within St Davids Shopping Centre are all within an easy walk. The Park Plaza Hotel on Greyfriars Road is located within a 3 minute walk.

Cardiff Central Station (0.6 miles) and Queen Street Railway Station (0.4 miles) are both located within a short walk away, with both stations providing regular services to the South Wales Valleys, Bristol and London Paddington (1 hour 50 mins). There are bus stops on Greyfriars Road (0.1 miles) which provide regular services to a number of locations in Cardiff and the surrounding areas.



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VIEWINGS

Via Savills

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Rateable Value - £680,000 Rates Payable (25/26) - £382,840

LEASE TERMS

The office is available to let by way of a new lease for a term to be agreed. Further details of request.

EPC

B Rating

RENT

Further details on request.

CONTACTS

For further information please contact:

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