

OFFICE TO LET

Principality House (Rear)

Cardiff, CF10 3FA



Key Highlights

- 19,343 Sq Ft
- LED Lighting
- Air conditioning
- Showers
- Short Walk to Prime Retail Areas and Bars and Restaurants
- Kitchen/breakout Area on each floor
- 20 parking spaces

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

Principality House (Rear) comprises a 5 storey, office building extending to approximately 19,343 sq. ft. It is conveniently within Cardiff city centre to benefit from the city's main retail and leisure destinations. The property has been refurbished to provide high quality office accommodation with a specification including air conditioning, raised floors, suspended ceilings and LED lighting. There are 4 showers on the ground floor along with Kitchens and 5 unisex WC's on each floor. Each floor is served via a passenger lift.

There is parking for 20 cars in the basement car park.

ACCOMMODATION

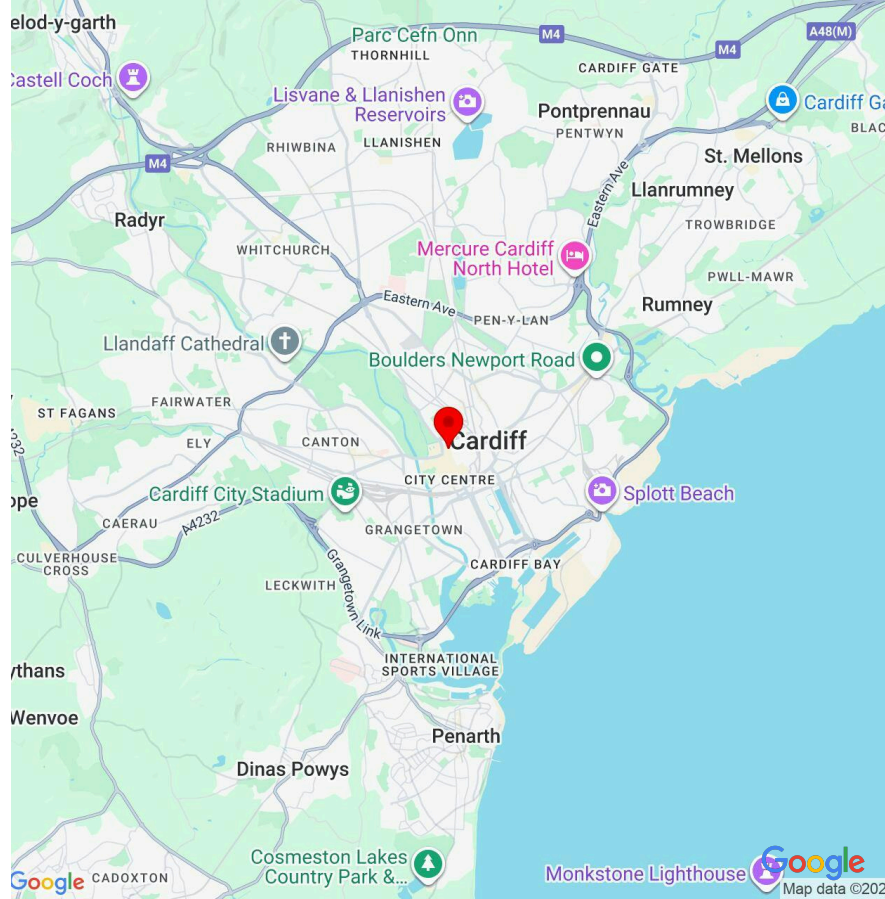
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground	2,420	225
1st	4,025	374
2nd	4,448	413
3rd	4,449	413
4th	4,001	372
TOTAL	19,343	1,797

LOCATION

Principality House (Rear) is located on Greyfriars Place but also benefits from access via 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 (0.05 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.

RATEABLE VALUE

Rateable Value: £252,000 Rates Payable (25/26): £142,157

BUSINESS RATES

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LEASE TERM

A new lease for a term to be agreed.

EPC

B rating

RENT

On application.

CONTACTS

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