

TO LET / FOR SALE - OFFICE

# 4 SOVEREIGN QUAY

Unit 4, Havannah Street, Cardiff, CF10 5SF



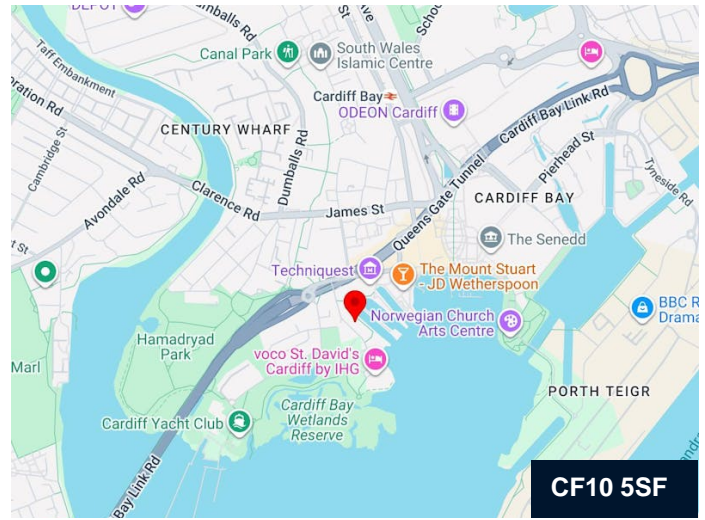
## Key Highlights

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

2 Kingsway  
Wales CF10 3FD

[savills.co.uk](http://savills.co.uk)





**CF10 5SF**

## 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 covering and a WC.

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,540	235.97	Available
<b>Total</b>	<b>2,540</b>	<b>235.97</b>	

## 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.

## Rent/Price

Quoting rent is £13.50 per sq ft.

Quoting price is £410,000.

## Business Rates

Rateable Value - £27,500

Rates payable (2025/26) - £15,620 pa

## VAT

All figures quoted are exclusive of VAT.

## EPC

D rating

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Strictly by appointment with Savills.

## Contact

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