

TO LET - OFFICE

THE WAREHOUSE

Wyndham Arcade, Cardiff, CF10 1FH



Key Highlights

- 2,557 sq ft
- A unique, attractive office environment
- Existing fit out in place
- Excellent high quality office space
- 3 parking spaces allocated nearby

2 Kingsway
Wales CF10 3FD

savills.co.uk





Description

The refurbishment of The Warehouse has created a light, bright office environment retaining many of the existing features of the building and combining these with a high Cat A specification and quality finishes.

The offices have a dedicated secure access from Wyndham Arcade close to the entrance from St Mary Street. The high quality ground floor entrance lobby provides access to the upper office suites with a main staircase and passenger lift connecting to the 2nd floor lobby. The office suite comprises a duplex unit, providing 2,557 sq ft over two floors with an open, internal staircase.

The suite is accessed at 2nd floor level via a communal lift lobby and main entrance secured with access control. The space has been fully refurbished and is ready for immediate occupation – carpeted with power and data cabling in situ.

Location

Cardiff has a vibrant city centre and The Warehouse is ideally placed to readily access all of the city’s amenities including the fantastic retail and leisure offer. Both Cardiff Central Station and Queen Street Station are within a few minutes’ walk along with numerous bus links to all parts of the city and beyond.

Running parallel to the Café Quarter, Wyndham arcade links St Mary Street and The Hayes.

There is a variety of lunchtime and entertaining options on the doorstep from high street brands to independent bars and cafes.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	2,557	237.55	Available
Total	2,557	237.55	

Specification

The high quality specification includes:

- Comfort heating and cooling
- LED lighting
- Raised access floor
- Carpeted throughout
- Small power provision installed
- Cat 6 cabling
- Separate WC's
- Fingerprint Controlled Access System

Parking

There are 3 parking spaces available in a nearby car park within easy walking distance. Further details on request.

Lease Terms

A new lease for a term to be agreed. Rent on application.

Service Charge

A building service charge will apply. Further details on request.

Business Rates

RV: £18,250

Payable (25/56): £10,621

EPC

C Rating

Viewing

Strictly via Savills



Contact

Gary Carver

07972000171

gcarver@savills.com

Will Evans

07870 999243

will.evans@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 29/04/2025

