

TO LET - OFFICE

TY CAMBRIA

29 Newport Road, Cardiff, CF24 0TP



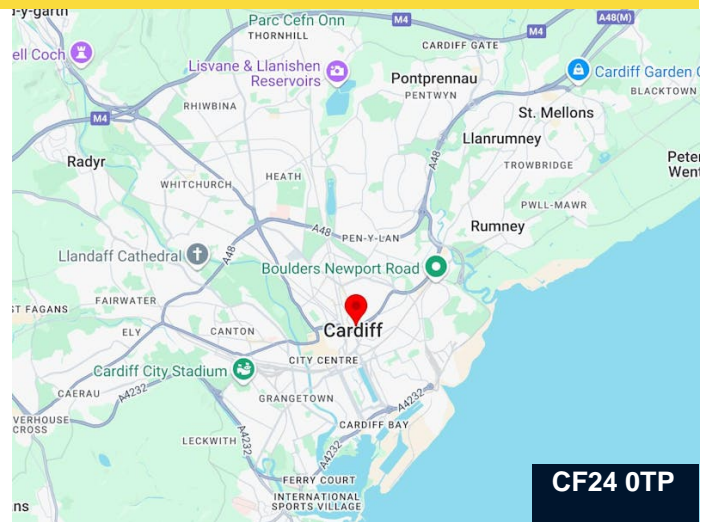
Key Highlights

- 5,776 to 33,913 sq ft
- 11 parking spaces
- 2 passenger lifts
- To Let
- Gas Central Heating

2 Kingsway
Wales CF10 3FD

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Description

Ty Cambria comprises a detached 6 storey office building with basement and undercroft parking for 11 cars.

The property was extended in 2002 to provide modern, open plan accommodation with a specification including perimeter trunking, gas central heating, LED lights and suspended ceilings. There are 2 no. 8 person passenger lifts serving the upper floors.

Location

The property is located on Newport Road at its junction with East Grove, directly opposite the Holland House Hotel. Newport Road is the main route into Cardiff from the east of the city and the M4 Motorway at junctions 30 and 32 respectively.

Cardiff Queen Street commuter station is 0.3 miles away and Queen Street, one of Cardiff's main retail and leisure destinations is approx 0.4 miles away. There are numerous multi storey car parks within the area including Knox Court and Dumfries Place.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	2,293	213.03	Available
Ground	3,052	283.54	Available
1st	5,776	536.61	Available
2nd	5,776	536.61	Available
3rd	5,763	535.40	Available
4th	5,564	516.91	Available
5th	4,026	374.03	Available
6th	1,663	154.50	Available
Total	33,913	3,150.63	

Lease Term

A new lease for a term to be agreed.

Rent

On application

Service Charge

A service charge will apply if the building is multi-let.
Further details on request.

Rateable Value

RV:£395,000

Payable (25/26) - £224,360 pa.

EPC

C rating

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly via Savills.



Contact

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