



Upper Floors, 13 Duke Street Cardiff, CF10 1AY

SELF CONTAINED FIRST AND SECOND
FLOOR OFFICES WITH STORAGE

1,097 ft² - 2,515 ft² - TO LET

- + Self contained entrance
- + Period features
- + Impressive views of Cardiff Castle
- + Electric heating

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

- ▶ The property is located in the heart of Cardiff City centre, directly opposite Cardiff's most iconic landmark, Cardiff Castle. Duke Street Arcade is conveniently located next door.
- ▶ Cardiff's two largest train stations, Cardiff Central and Cardiff Queen Street, are within a short walking distance. There are also regular bus routes that travel through Duke Street.
- ▶ There are a number of amenities in close proximity including gyms, restaurants, hotels, and professional services. Notable occupiers in close proximity include Spar, Lloyds bank and Subway.

SPECIFICATION

The available accommodation provides first and second floor office space with storage at third floor level. The office specification is as follows;

- + Self contained access
- + Period features
- + Electric heating
- + Perimeter trunking
- + Carpeting throughout
- + Kitchen facilities at first floor level
- + Male and female WC's
- + Double glazed windows
- + Impressive views overlooking Cardiff Castle

ACCOMMODATION

The property provides the following approximate areas;

	LET	
First Floor	1,201 ft ²	(111.53 m ²)
Second Floor	217 ft ²	(20.16 m ²)
Third Floor		
Total area	2,515 ft ²	(233.65 m ²)

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£10.00 psf.

VAT

The property has not been elected for VAT.

EPC

The property has an Energy Performance Certificate in Band C.

BUSINESS RATES

The rateable value of the offices are as follows;

First Floor	£8,645
Second Floor	£7,153
Third Floor	£ 738

Interested parties should rely on their own enquiries with the Local Authority.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
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 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



November 2016

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 Cardiff, CF10 1AY

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