



2 QUEEN STREET CARDIFF

TO LET

Up to 127 sq m (1,371 sq ft)



GERALDEVE

2 QUEEN STREET CARDIFF

GERALDEVE

Location

The property is situated on the corner of Queen Street and St John Street, in the heart of Cardiff City Centre. The property lies opposite the iconic landmark of Cardiff Castle, with the Second Floor Oak Office having a picturesque view over the castle walls. There are a number of local amenities in close proximity with restaurants, bars and shops all within 100m. Cardiff Central and Cardiff Queen Street train stations are ten minutes and eight minutes' walk respectively, with regular bus routes along Duke Street and North Road.

Description

The property comprises an end of terrace period property with four upper floors. The façade is stone with a pitched slate roof which incorporates dormer windows. The available office space is located on the first, second and third floors with separate access from St John Street. The office accommodation has recently been refurbished and provides:

- Painted plaster walls
- Carpeted throughout
- Perimeter trunking
- Wall mounted radiators
- Intercom
- Mixture of suspended ceilings with recessed lighting or painted plaster ceilings

Accommodation

We have measured the area in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

First Floor	43.61 sq m	469 sq ft
Second Floor	44.25 sq m	476 sq ft
Third Floor	39.77 sq m	425 sq ft
Total Net Internal Area	127.00 sq m	1,371 sq ft

Services

We are informed that all main services are available to the unit, however, interested parties are advised to make their own enquiries to the relevant service providers.

Business Rates

We understand that the property is entered in the 2017 Valuation List as follows:

Rateable Value: £11,750

The Uniform Business Rates for Wales for 2017/2018 is 0.499.

Applicants are advised to verify the rates payable with the local billing authority, Cardiff City Council Tel; 029 2087 2087.

Planning

We understand that the unit benefits from planning for B1 (Business) use. Interested parties are advised to verify with the Planning Department at Cardiff County Council.

Terms

The premises are available to let on a new effectively full repairing and insuring lease, as a whole or on a floor by floor basis. Quoting terms including rental on application to the agents.

Energy Performance Certificate

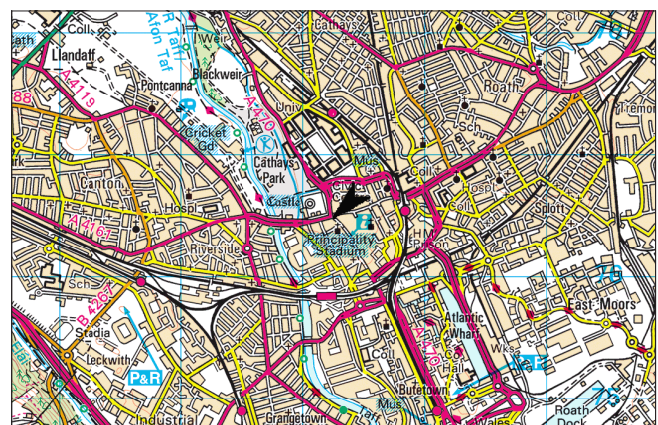
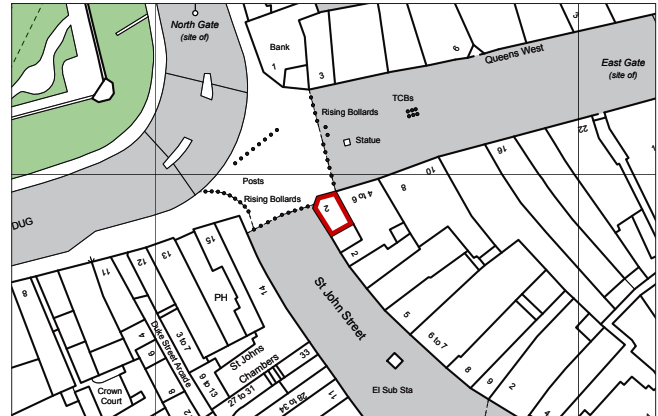
The property has an Energy Performance Certificate of C(69).

VAT

All figures are quotes exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



Viewing

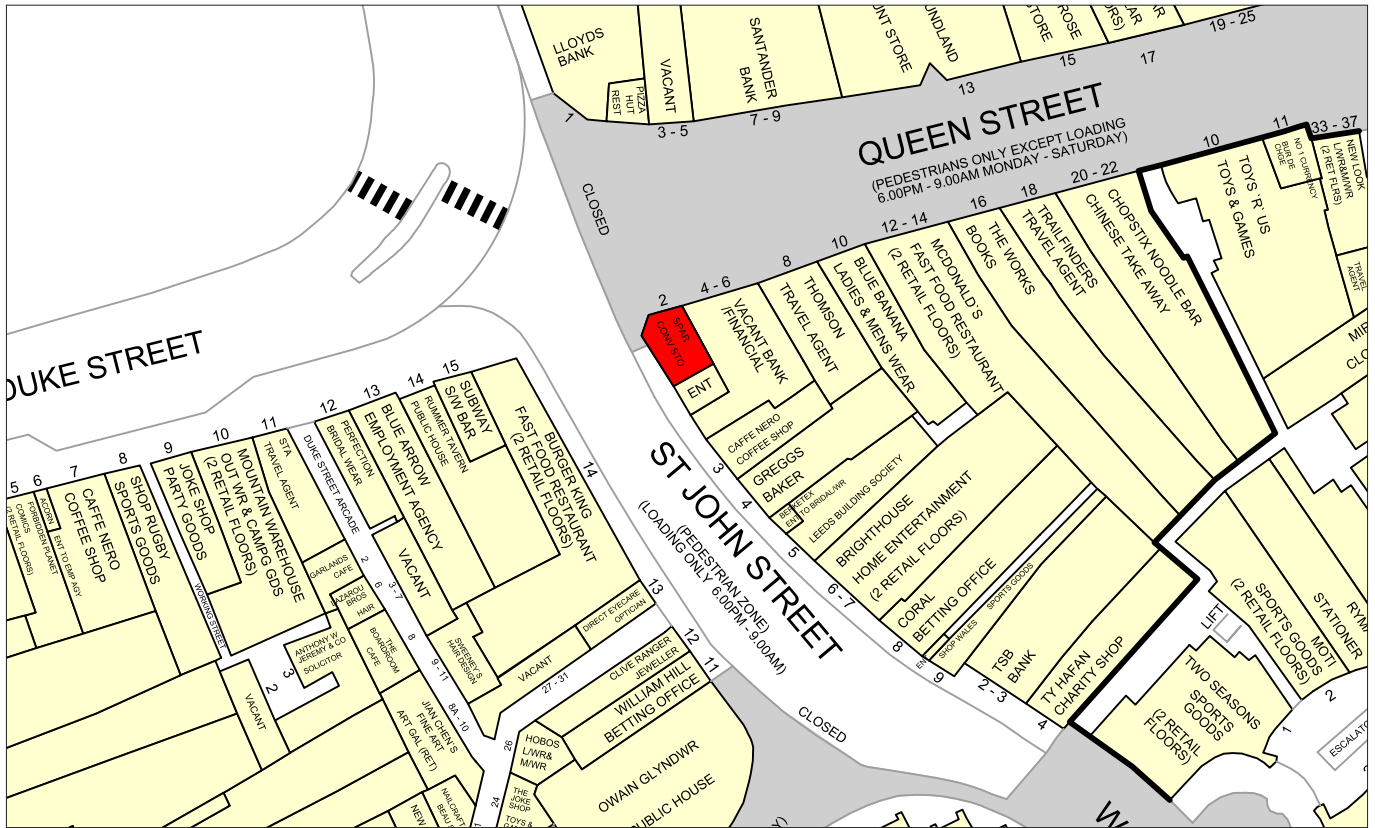
By appointment through sole agents, Gerald Eve LLP:

Tom Cater

tcater@geraldeve.com

Tel. +44 (0)29 20381868





Energy Performance Certificate Non-Domestic Building

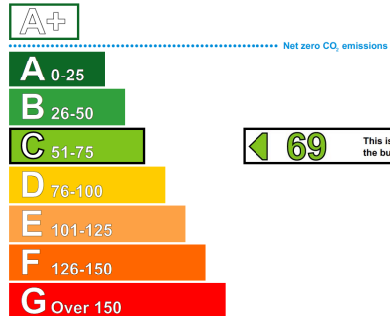
CIP Property (AIP) Ltd
1-2 Queen Street
CARDIFF
CF10 2AF

Certificate Reference Number:
0960-0431-8910-4907-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information
Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 299
Building complexity (NOS level): 4

Benchmarks
Buildings similar to this one could have ratings as follows:
68 If newly built
128 If typical of the existing stock

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
- All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
- None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
- The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve's liability which cannot be excluded or limited by law. Particulars issued August 2017