

Commercial

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FOR SALE or FOR RENT

Third Floor Office Suites
15 Drake Walk
Brigantine Place
Cardiff
CF10 4AN

hrt.uk.com



Third Floor Office Suites 15 Drake Walk, Brigantine Place, Cardiff, CF10 4AN



Location
For Sat Nav users: Postcode CF10 4AN
The property is located within the Waterfront 2000 development, fronting Tyndall Street and accessed from Schooner Way. Ideally located, good pedestrian links to St Davids 2 shopping centre, John Lewis and Cardiff's main retail and leisure facilities.

The property is well located just off the central link road (A4232) which links Cardiff to Junction 33 of the M4 motorway. Junctions 29 and 30 to the east are also easily accessible via Newport Road and the A48M. The property is also within easy walking distance from Cardiff Central Bus and Railway Stations.

Description
The property comprises third floor office accommodation, which is sub divided by demountable partitioning providing three cellular offices and a general office off which is a kitchenette.

There are male and female toilets close to the entrance into the office, and an 8 person lift serving ground to third floor.

Included within the demise are four car parking spaces.

Accommodation			
<u>Third Floor</u>	sq.m	sq.ft	
Offices	109.98	1,184	
TOTAL	109.98m²	1,184ft²	

Please note all measurements are approximate and have been undertaken on a IPMS basis.

Tenure/Terms
The long leasehold interest is available for sale. The lease is for a period of 998 years from 25 March 1996. Asking Price is £160,000.

The property is also available to lease on a new 5 or 10 year term, full repairing and insuring lease at a rent of £15,000 pa.

Anti-Money Laundering (AML) Regulations
The successful tenant will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

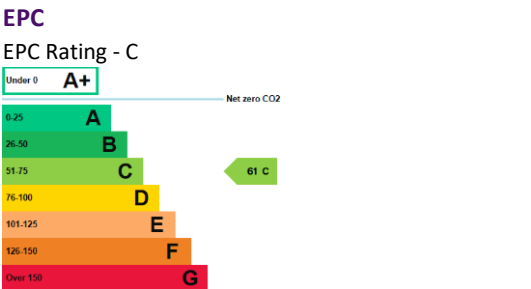
VAT
All figures are quoted exclusive of VAT.

The property is elected for VAT and VAT will be payable on the purchase price

Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value
2026/2027 Rateable Value for the first and second floors is £14,750.

The business multiplier for Wales 2026/2027 is 0.568p in the pound.



The Energy Performance Certificate will be available on request.

Viewing Arrangements
Contact: Edward Williams
Tel: 07860 643921
Email: edwardwilliams@hrt.uk.com

Viewing strictly by appointment
through Herbert R Thomas

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RICS

These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.