

TO LET / FOR SALE - OFFICE

# 15 ST ANDREW'S CRESCENT

15 St. Andrews Crescent, Caerdydd, CF10 3DB



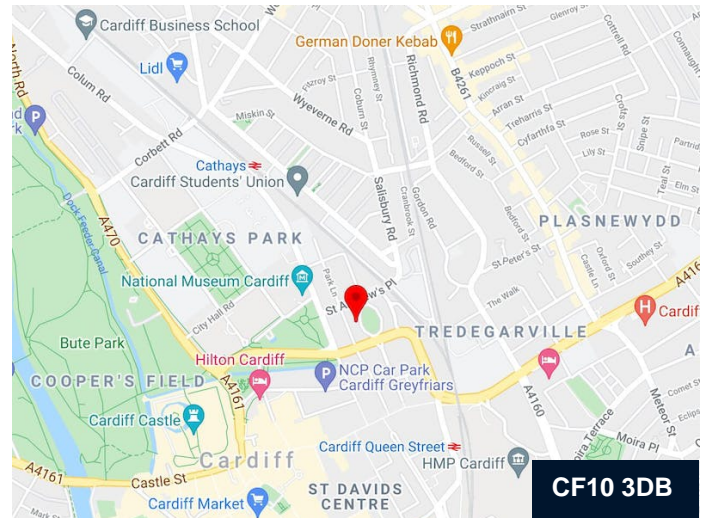
## Key Highlights

- For Sale/ To Let
- Self-contained
- Attractive period office building
- City centre location
- Parking to the front and rear
- Modern office space

2 Kingsway  
Wales CF10 3FD

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## Description

15 St Andrew's Crescent comprises an attractive, three-storey period office building, set in the traditional office core in Cardiff city centre.

The property provides a mix of open plan and partitioned office space, benefitting from a good quality specification including:

- carpeted flooring
- gas central heating
- perimeter trunking
- kitchen facilities
- male & female WC's

The property also benefits from parking to the front and the rear (space for approximately 6 cars).

## Location

The property is situated in St Andrews crescent which forms part of Cardiff's established professional office core, situated nearby to City Hall, The National Museum of Wales and Cardiff University. St Andrews Crescent benefits from easy access from Cardiff's main road network. Cardiff Queen Street Railway Station is just 500 metres from the property, and a number of bus stops which are situated on Dumfries Place are just 150 metres to the south. There is also an NCP car park situated on Dumfries Place.

The city centre's main retail and leisure amenities areas are located in close proximity to St Andrews Crescent with Queen Street, one of Cardiff's prime pedestrianised retail area only 300m to the south.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground	1,805	167.69
1st	1,817	168.80
2nd	1,808	167.97
<b>Total</b>	<b>5,430</b>	<b>504.46</b>

## Viewings

Strictly by appointment via Savills or our joint agents Rawlins & Madley.

## Terms

The property is available For Sale or To Let.

## Price/Rent

The freehold of the property is available for sale for £795,000 or to rent at an asking rent of £65,000 pa.

## Business Rates

Rateable Value: £54,000 per annum

Rates Payable: £28,890 per annum

## VAT

All figures are exclusive of VAT.

## EPC

To be assessed.

## Contact

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