



HELMONT HOUSE

Churchill Way, Cardiff CF10 2HE

TO LET

Refurbished Grade A office suites
with generous parking

1,059 – 8,803 sq.ft



Helmont House is a landmark building comprising of offices, retail and hotel accommodation, over basement, ground, and ten upper floors.

Built in the 1980's the property was comprehensively refurbished in 2009.

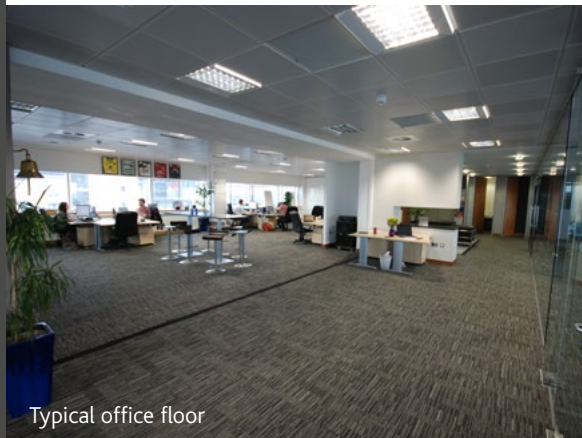
The office accommodation is accessed from a piazza level with a refurbished reception and lift lobby providing access to the upper floors.

Current occupiers include New Law, Darwin Gray, Meltwater, Big Lottery Fund, Tilney Services and Nathaniel Litchfield.

The occupiers benefit from a concierge reception with out of hours security.



Reception



Typical office floor



View from 10th floor

Key

- 1 Central Rail Station
- 2 Central Square Development
- 3 Café Quarter
- 4 St. David's 2
- 5 John Lewis
- 6 Queen Street Rail Station
- 7 Principality Stadium
- 8 New Admiral HQ
- 9 Motorpoint Arena
- 10 Queen Street Retail (Pedestrianised)
- 11 Capital Quarter Development
- 12 Cardiff Castle
- 13 Callaghan Square
- 14 Cineworld Cinema
- 15 University of South Wales
- P Car Parks



To M4 Junction 33

CITY CENTRE

To M4 Junction 29

Cardiff Bay & M4

HH
CF10 2HE



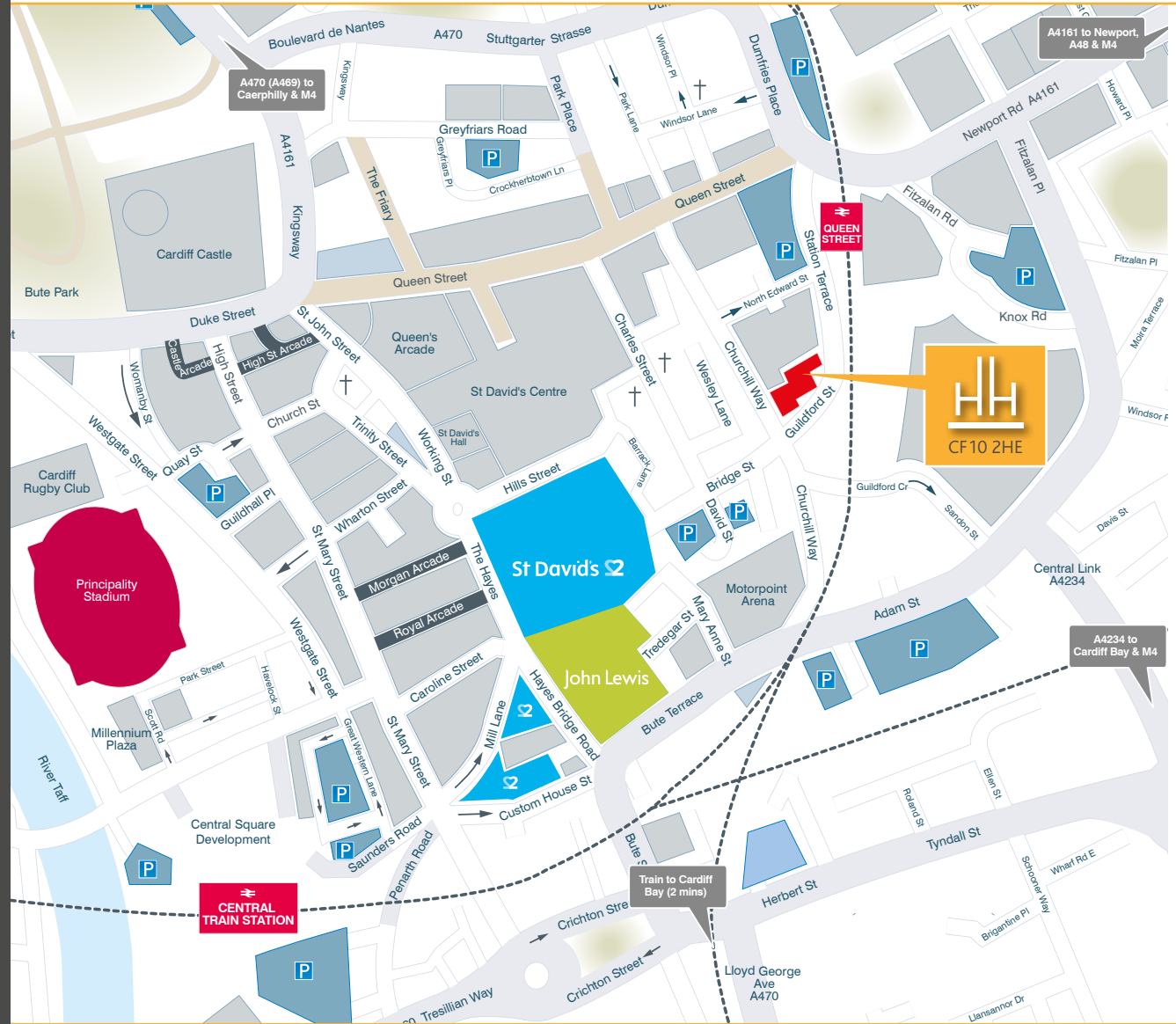
Location

Helmont House is located in the heart of Cardiff city centre on a prominent corner fronting Churchill Way and Station Terrace.

The property is within close proximity of Queen Street and St David's Shopping Centre which together form the retail core of the city centre. Capital Shopping Centre providing further retail and leisure facilities is situated close by on Churchill Way.

Churchill Way provides a combination of period and modern commercial and residential buildings with notable nearby office occupiers including Admiral Insurance, Legal & General, SRK Consulting, Welsh Government and Barclays.

There are excellent public transport facilities close by with Queen Street Railway Station, the main Cardiff commuter station, located opposite the building. Cardiff Central Railway, the main transport hub for Cardiff, is less than 10 minutes walk away. Churchill Way is also a key destination on the city centre bus network.





Specification

The offices have been refurbished to a Grade A standard and benefit from the following specification:

- Suspended Ceilings
- LED Lighting
- Four Pipe Fan Coil Air Conditioning
- Flexible Open Plan Floor plates
- Double Glazed Windows
- Floor to ceiling heights of 2.7m - 3.0m
- Two Thirteen Person Passenger Lifts
- Shower Facilities
- Disabled access & facilities

Car Parking

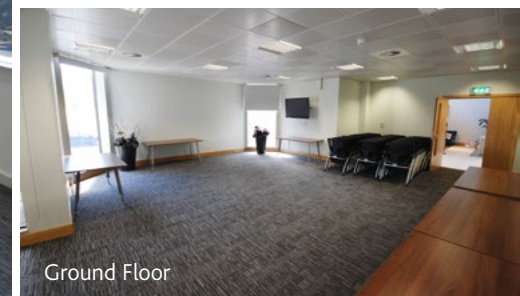
The building benefits from 180 basement car parking spaces and the allocation for the offices reflects an exceptional city centre ratio of 1:500 sq ft.



10th Floor



10th Floor



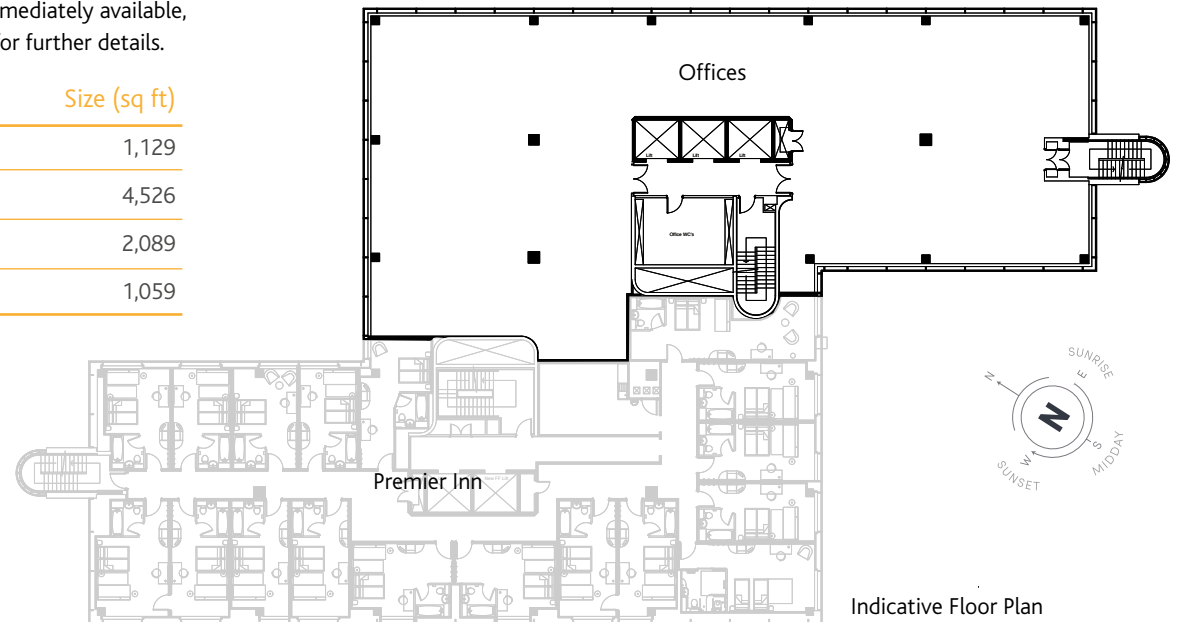
Ground Floor

Availability

The following suites are immediately available, please contact the agents for further details.

Suites	Size (sq ft)
Lower Ground Floor	1,129
Part 8th Floor	4,526
Part 9th Floor	2,089
Part 10th Floor	1,059

Approximate Net Internal Floor Areas subject to measurement in accordance with the RICS Code of Measuring Practice





HELMONT HOUSE

EPC

EPC Rating of C74. A copy of the report is available upon request.

Terms

The offices are available on new effective full repairing and insuring leases with a service charge.



Further Information

For further details please contact joint letting agents:



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