



## TO LET

### City Centre Office Suites

Ivor House, Bridge Street, Cardiff, CF10 2TH

- From 1,000 sq ft (92.9 sq m)
- Convenient for city centre amenities
- Flexible lease terms available
- Less than 100m to St Davids Shopping Centre and amenities
- Adjacent to Bridge Street Car Park

**029 2049 2492**

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### Location

Ivor House is located on Bridge Street in the heart of Cardiff city centre. Queen Street, Churchill Way and St.David's Shopping Centre with all the amenities they have to offer are within a short walking distance.

The location benefits from excellent public transport links being situated only a few minutes from Queen Street station and less than 10 minutes walk from Cardiff Central station. Numerous bus stops can be found on Churchill Way offering frequent services on the city centre network.

### Description

The building comprises a multi-let office building arranged over ground and two upper floors immediately adjacent to a secure car park. The offices are arranged in two wings either side of a central access core.

### Specification

The building benefits from the following specification;

- Suspended ceilings
- Recessed lighting
- Carpeted
- Intercom
- Gas fired central heating

### Accommodation

The second floor currently comprises of the following areas measured on an IPMS 3 basis.

	sq ft	sq m
1 <sup>st</sup> Floor – Suite 2	3,704	344
2 <sup>nd</sup> Floor – Suite 22	2,322	216
2 <sup>nd</sup> Floor – Suite 23	3,548	330
TOTAL	9,574	890

### Service Charge

A service charge is payable to cover the maintenance and upkeep of the common areas.

### Terms

The suites are available on new leases for terms to be agreed.

Quoting terms available upon request.

### Rateable Value

Tenant is to satisfy themselves with their own enquiries to Cardiff Council.

### VAT

The property is elected for VAT that will be applicable to the rent and service charge at the standard rate.

### EPC

Energy Performance rating of E (117).

### Viewing

By appointment only with Knight Frank LLP.

Contact:

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**Subject to Contract**

**Details 06/18**

**Photography 05/18**

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