# **28 ST MARY STREET**

Cardiff, CF10 1AB



# **Key Highlights**

- From 62.80 sq m (676 sq ft up to 378.86 sq m (4,078 sq ft)
- City Centre Location

- In close proximity to Cardiff Central Railway Station
- To be refurbished

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#### Location

The property occupies a prominent position on St Mary Street, approximately 0.2 miles from Cardiff Central Station and St David's 2 shopping centre. It is ideally located for the city's amenities including retail outlets, bars and restaurants as well as Cardiff Castle and the Principality Stadium. Nearby office occupiers on St Mary Street include the Welsh Language Commission, Loosemores Solicitors, Hamlyn Williams and the CPS Group.

## **Description**

28 St Mary Street comprises a four storey, terraced office building, accessed via a dedicated ground floor entrance. The communal lobby and services are to be refurbished throughout to provide attractive contemporary space. The available accommodation is situated on the ground, 1st and 2nd floors and currently provides a specification including:

- Carpeted flooring
- Suspended ceilings
- · Recessed lighting
- Kitchen facilities
- A mix of heating/cooling and gas central heating.
- Male and female WC's
- · Passenger lift

#### **Accommodation**

The available offices have the following area:

	SQ M	SQ FT
Ground Floor	94.95	1,022
First Floor (Rear)	108.23	1,165
Second Floor (Front)	62.80	676
Second Floor (Rear)	112.88	1,215
TOTAL	378.86	4,078

#### **Terms**

The property is available by way of a new lease for a term to be agreed. Further details available on request.

#### Rent

Rent: £10.00 per sq ft.

# **Service Charge**

A service charge will be payable. Further details are available on request.

#### **Business Rates**

More information on the business rates payable is available on request.

#### **VAT**

All figures quoted are exclusive of VAT.

#### **Legal Costs**

Each party to bear their own legal costs.



## **EPC**

The offices have an Asset rating of 98 (D Rating).

# Viewings

Strictly by appointment with Savills.

#### Contact

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