

TO LET / FOR SALE - OFFICE

6 MUSEUM PLACE

Cardiff, CF10 3BG



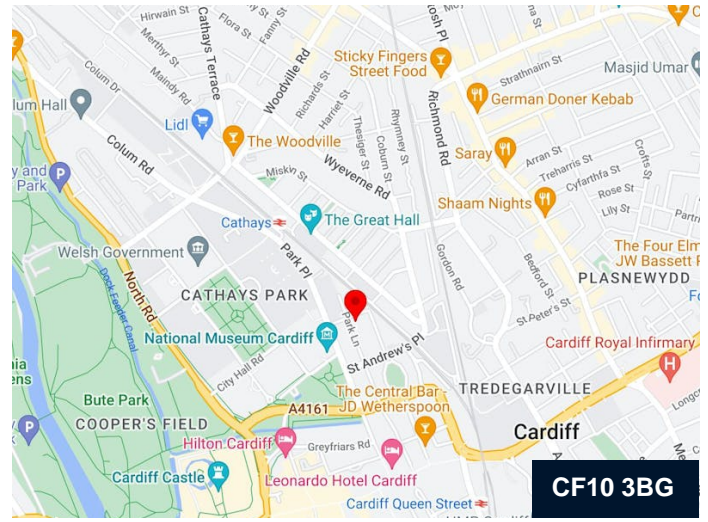
Key Highlights

- 2,495 sq. ft. (231.79 sq. m.) Including basement of 250 sq. ft.
- Close to Civic Centre
- 6/7 parking spaces
- Freehold
- Basement storage

2 Kingsway
Wales CF10 3FD

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Description

The property comprises a mid terrace three storey, bay fronted, office building with basement providing storage. Internally the office provides a mix of various sized rooms benefitting from a specification including; carpeted flooring, ceiling mounted lighting, gas central heating, kitchen and W.C. facilities. There are 5 parking spaces located to the rear of the property, accessed via a rear lane off Park Lane.

Location

The property is situated in Museum Place which forms part of Cardiff's established professional office core, situated in close proximity to City Hall, The National Museum of Wales and Cardiff University. Museum Place benefits from easy access from Cardiff's main road network via Park Place. Cardiff Queen Street Railway Station is only 0.5 miles from the property and there are a number of bus stops nearby on Dumfries Place. There is also an NCP car park situated on Dumfries Place.

Cardiff city centre's main retail areas are all situated within close proximity of Museum Place with Queen Street, one of Cardiff's prime pedestrianised retail areas just 0.3 miles from the property.

Terms

The property is available for sale or to let.

Rent - £12 per sq. ft.

Price - £440,000

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Business Rates

RV: £27,000

Rates Payable 23/24:£14,445

EPC

The property has an EPC rating of D

Viewing

Strictly via Savills

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