

PASCOE HOUSE, 54 BUTE STREET
CARDIFF, CF10 5AF



PERIOD OFFICE ACCOMODATION IN CARDIF BAY
452 - 5,404 SQ.FT. (41.99 - 502.03 SQ.M)
TO LET



- Prominent location
- Adjacent to Cardiff Bay Train Station
- Benefitting from all The Bay's nearby amenities

LOCATION

The property is located on Bute Street in Cardiff Bay, approximately 1 mile from the City Centre. The street accommodates a range of occupiers, including leisure, residential and office uses.

The surrounding area has undergone significant change in recent years, including the redevelopment of the Cardiff Bay Train Station, and the Coal Exchange transformed into a boutique hotel. The Welsh Millennium Centre, and the Mermaid Quay Leisure Scheme, are a short walk away.

DESCRIPTION

Pascoe House is a Grade II Listed building with an attractive Victorian façade, retaining many of the original features throughout the property. The offices extend over 4 floors, balancing traditional features with modern décor.

The specification includes exposed wooden floors, carpet tiles, perimeter trunking, wall sockets, modern lighting, male and female WC's and communal kitchens.

Secure basement bike storage is available, subject to agreement.

ACCOMMODATION

TOTAL 452 - 5,404 SQ.FT. (41.99 - 502.03 SQ.M) IPMS3

PARKING

Pay and display street parking is available outside the property, as well as a nearby NCP carpark (which provides season tickets).

TERMS

The offices are available as a whole, or as smaller individual suites, on terms to be agreed.

RENT

£13.50 per sq.ft.

SERVICE CHARGE

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

VAT

Vat will be charged at the prevailing rate.

RATES

The Business Rates payable will be dependent upon the space occupied. Details are available from Cardiff County Council.

LEGAL COSTS

Each party will be responsible for their own costs.

EPC RATING

Details available on request.



VIEWING

Strictly by appointment with sole agents:-

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