

TO LET

CARADOG HOUSE

1-6 ST ANDREWS CRESCENT
CARDIFF CF10 3BE



CITY CENTRE OFFICES WITH PARKING
89 - 3,321m² (962 - 35,745ft²)

CARDIFF



View west from Caradog House

LOCATION

Caradog House is a prominent office building located in **St. Andrew's Place**, Cardiff City Centre, in an established office location.

City Hall is situated **100m to the west** whilst **Queen Street / St. David's Centre** and **Greyfriars Road** are a short walk offering a variety of shops, restaurants and bars.

Cardiff Central Bus and Railway Stations are within a **10 minute walk**. The **M4 motorway** is easily accessible **5 miles to the north (J32)** or **6 miles to the north-east (J30)**.

DESCRIPTION

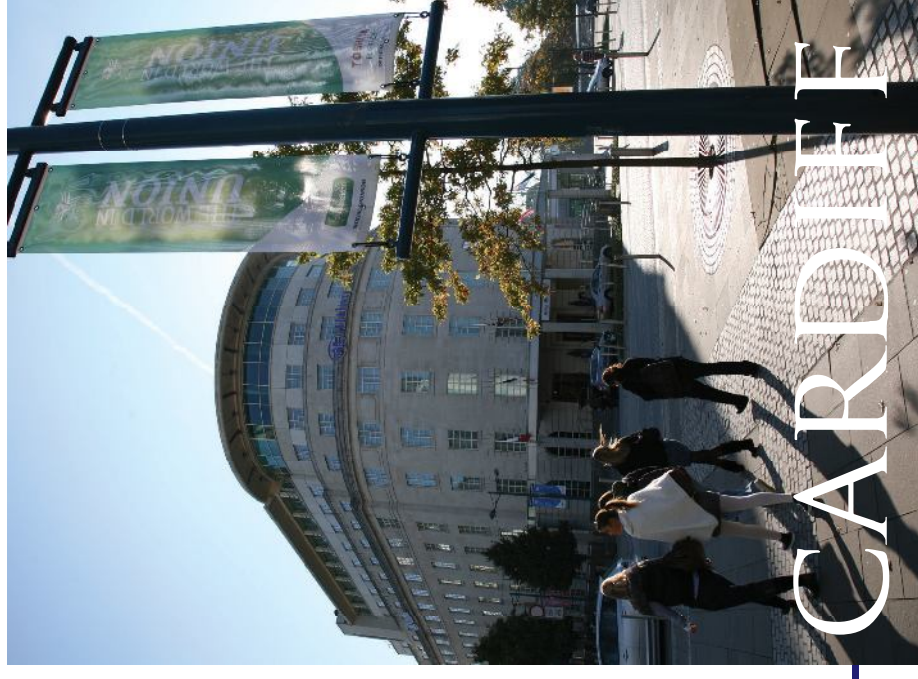
Caradog House is a **detached** purpose-built office building offering accommodation over the **ground and four upper floors**.

The building benefits from:

- Two separate entrances
- A manned entrance lobby
- On-site secure undercroft car parking facilities
- Passenger lift access to the upper floors
- Suspended ceilings with recessed VDU compatible lighting
- Central heating
- Shared WC facilities



View south over St. Andrew's Crescent from Caradog House

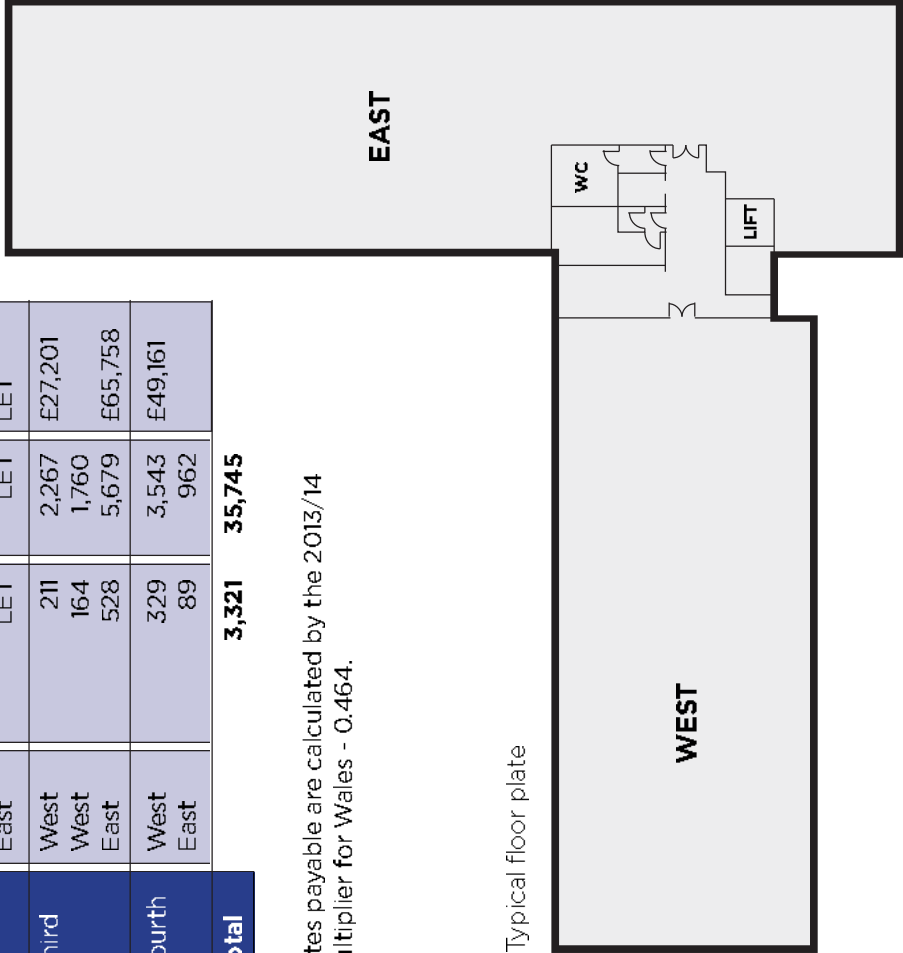


ACCOMMODATION

The subject property comprises the following accommodation, measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

		m ²	ft ²	Rateable Value (2010)
Ground	West	1,038	11,173	£110,961
	East	435	4,682	£42,721
First	West	LET	LET	LET
	East	528	5,679	£58,658
Second	West	LET	LET	LET
	East	LET	LET	LET
Third	West	211	2,267	£27,201
	West East	164	1,760	
	East	528	5,679	£65,758
Fourth	West	329	3,543	£49,161
	East	89	962	
Total		3,321	35,745	

Rates payable are calculated by the 2013/14 multiplier for Wales - 0.464.



CAR PARKING

The building provides a ratio of 1 space per 1,000 sq ft.

V.A.T.

All figures quoted are exclusive of V.A.T. where applicable.

TERMS

The accommodation is available to let by way of assignment or sublease of the existing lease which expires 28/09/2020. There is a tenant break option on 31/03/2018 which is subject to 12 months prior written notice.

ENERGY PERFORMANCE RATING

The property has an energy performance rating of D76.

VIEWING

Strictly by appointment with Joint Agents Fletcher Morgan and Lambert Smith Hampton.

Contact:

John James 029 2037 8921

john.james@fletchermorgan.co.uk

David Blyth 029 2049 0499

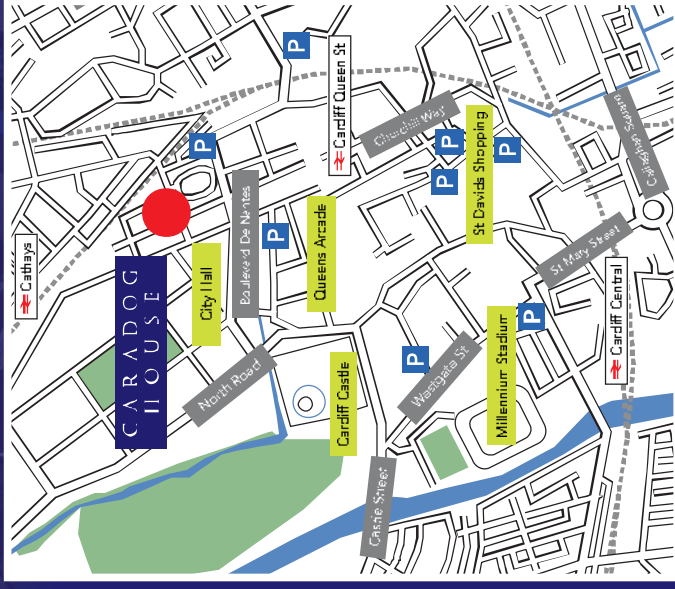
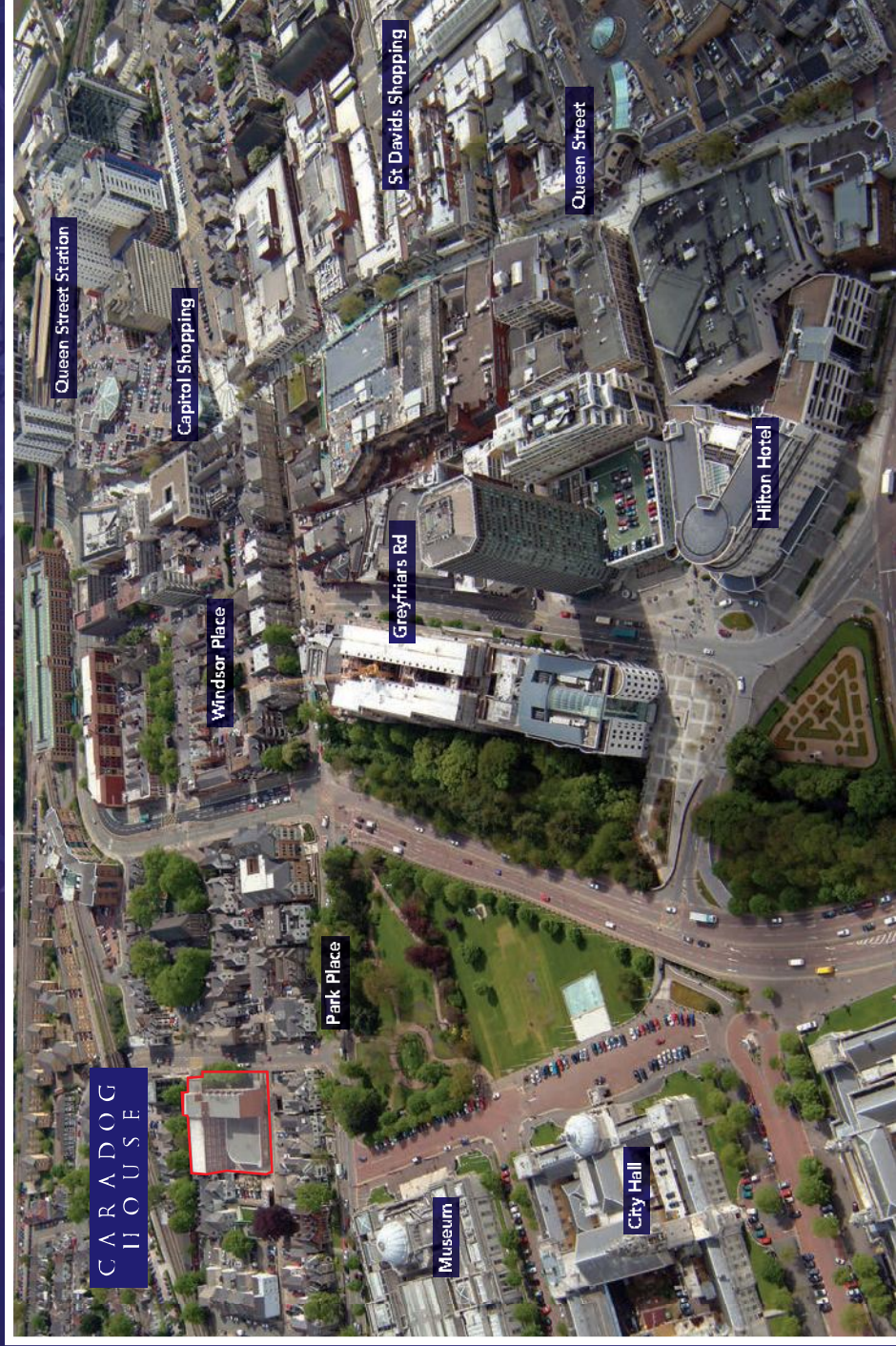
dblyth@lsh.co.uk

RENTAL

On application to agents.



View west overlooking City Hall and the National Museum from Caradog House



Travel times	Train	Road
M4 (J30 or 32)	-	10mins
London	2hrs	2.5hrs
Bristol	45mins	45mins
Swansea	45mins	45mins

Viewing strictly by appointment with the joint agents;

**Lambert
Smith
Hampton**

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May 2013