

# To Let

# Fitzalan House

# Fitzalan Place

Cardiff, CF24 0EL



- Ground and First Floor
- 343 Sq M (3,695 Sq Ft) to 767 Sq M (8,259 Sq Ft)
- Central Location
- 8 Parking Spaces
- Close to Cardiff Queen Street Station

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Arkwright**

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## Location

Fitzalan House is located within the Fitzalan Court development, which fronts Fitzalan Place and Newport Road, the main arterial route into Cardiff from the east. The Fitzalan Court development comprises 9 buildings with occupiers including The Boundary Commission, Mott MacDonald and JLT

The property is ideally located for Queen Street, Cardiff's main pedestrianised retail location, and Cardiff Queen Street commuter railway station, providing regular services to the South Wales Valleys. Fitzalan House is also easily accessible by car from Newport Road and Cardiff's main road network with Knox Court car park situated adjacent to Fitzalan Court.

## Description

Fitzalan House comprises a 4 storey office building which fronts Fitzalan Place. The available offices are situated on the ground and first floor of the property accessed via a communal entrance area.

The offices provide good quality accommodation with a mix of internal offices and open plan areas. The specification includes; Comfort cooling/heating, raised floors, suspended ceilings, recessed VDU compatible lighting and kitchen. There are male and female wc's and showers situated within the common parts.

## Accommodation

The offices have the following net internal area:

	Sq M	Sq Ft
Ground	343	3,695
First	424	4,564
<b>TOTAL</b>	<b>767</b>	<b>8,259</b>

## Car Parking

There are 8 parking spaces provided with the offices situated in the secure courtyard parking area.

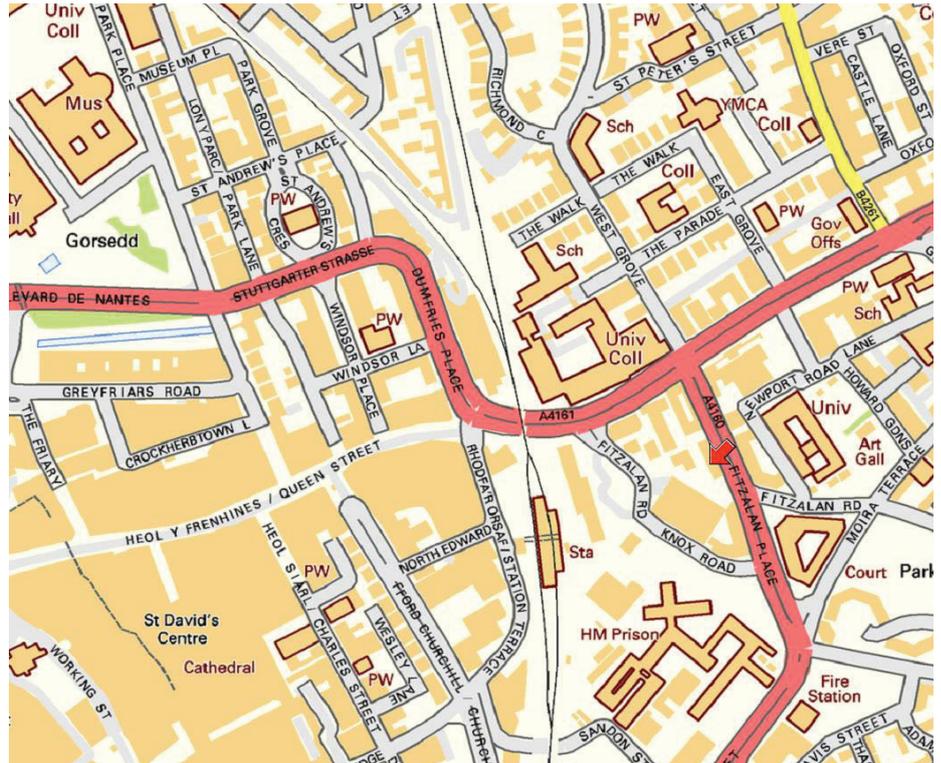
There are also cycle racks provided within the car park.

## Lease Terms

The offices are available by way of a new lease for a term to be agreed. Further details of rent and lease terms are available on application.

## Service Charge

A building service charge is payable to cover the landlord's costs of running and maintaining the common parts of Fitzalan House. Further details on request.



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## Business Rates

Ground Floor - RV £44,000	Payable 16/17 - £21,384
First Floor - RV £53,000	Payable 16/17 - £25,758

## EPC

The offices have an Asset rating of 61 (C rating).

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Viewing

Strictly via letting agents Savills and Cooke and Arkwright.

Subject to Contract

## Contact

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