

## 17/18 WINDSOR PLACE, CARDIFF, CF10 3DS



**FOR SALE (MAY LET)  
6,500 SQ FT (604 SQ M)**

- Available as a Whole or as Individual Buildings
- Scope to Increase Floor Area to c.10,000 sq ft
- Opportunity for Bespoke Refurbishment / Fit-Out

### For Further Information:

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# Offices

HUW THOMAS

029 2046 0152  
www.huwthomascpc.com

savills

savills.com

## Location

The property is situated on Windsor Place, one of Cardiff's most sought after professional office locations. Queen Street and Cardiff's main retail areas are all within a few minutes walk.

Windsor Place is well served by public transport with Queen Street Railway Station only a few minute's walk and bus stops located on Dumfries Place. It is easily accessible by car and there are a number of public car parks within easy walking distance.

## Description

The property comprises two terraced 3 storey Victorian buildings which are linked on all floors. The current layout is mainly cellular but is capable of being stripped back to open plan.

## Accommodation

The offices currently have the following net internal floor area;

No.17	286 sq m	3,078 sq ft
No.18	368 sq m	3,957 sq ft

(Areas include basement)

## Parking

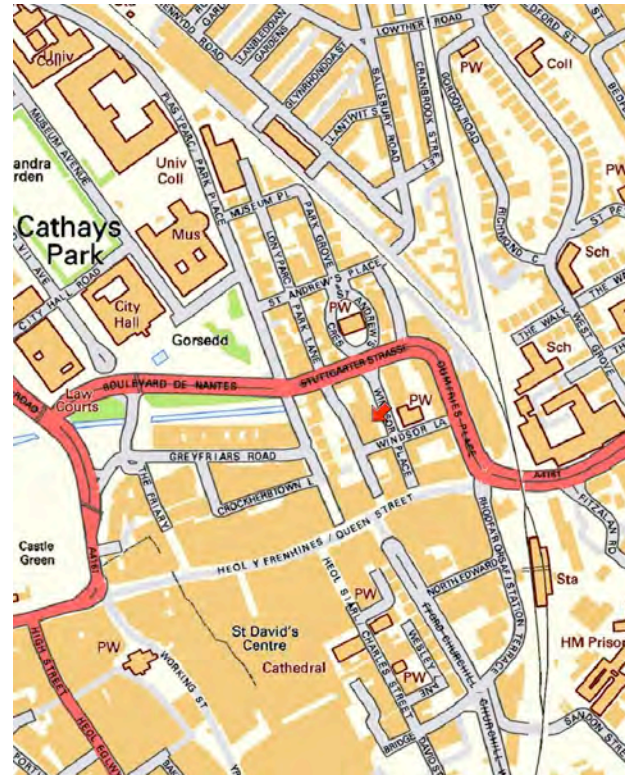
There is car parking at the rear of the property for around 5/6 cars.

## Planning

Planning consent has been granted for the extension of first and second floors together with associated internal alterations to upgrade the buildings to provide high quality office space. Further details can be obtained from the Cardiff Council website [www.cardiff.gov.uk/planning](http://www.cardiff.gov.uk/planning). The application number 11/02205/DC1.

## Terms

The property is available FREEHOLD in its existing layout with the benefit of the planning consent. Alternatively our clients would consider a 'turnkey' package on a Freehold or Leasehold basis for individual or both properties. Individual specific fit-out requirements also considered.



## Business Rates

Further details of request

## Service Charge

A Service Charge may apply if the offices are multi let. Further details are available on request.

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.

## EPC

A copy of the EPC is attached to the particulars.

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Subject to contract

May 2012

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