

To Let

St. Patricks House, Cardiff, St. Patricks House, 17, Penarth Road, Cardiff, CF10 5ZA

8,299 to 19,880 sq ft

- Excellent car parking ratio
- Modern high quality reception
- Large open floor plates
- Close to Cardiff city centre
- Great public transport links



Location

St Patricks House is ideally located in close proximity to Cardiff Central Station and adjacent to Callaghan Square, where occupiers include Deloitte, British Gas and Centrica. Located in Cardiff's Enterprise Zone and an Assisted Area, St Patrick's House is ideally located for companies and their staff to benefit from direct access to Cardiff Central Railway Station and also Cardiff's main retail areas including St David's 2 and John Lewis. There is also a wide range of bars and restaurants within Mill Lane and the surrounding area.

Description

St Patricks House comprises a 5 storey office building built in 2000. The building has been extensively refurbished to provide high quality accommodation with modern reception area.

Each floor provides a large open plan floor plate offering occupiers the flexibility to design a layout to suit their requirement. There are 77 parking spaces which provides a excellent parking ratio of 1 per 621 sq ft.

Network Rail have recently taken the 2nd, 3rd and 4th floors.

Specification

The property further includes:

- Four pipe fan coil air conditioning
- Suspended ceilings
- Dimmable occupancy LED lighting
- Raised access floors
- Disabled, male & female WC's
- Showers
- 2 x passenger lifts
- Fully DDA compliant

Accommodation

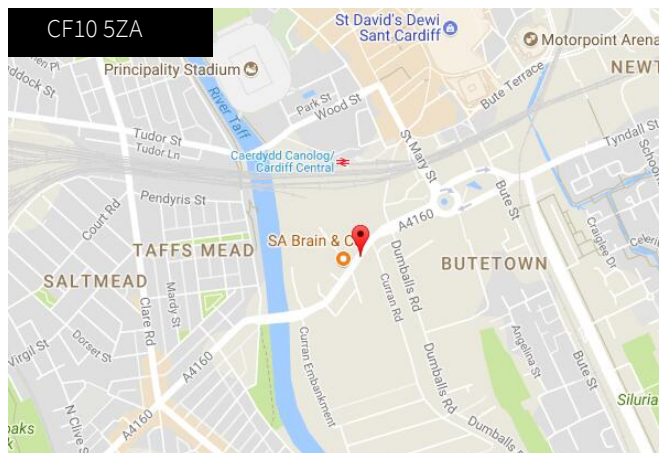
Floor / Unit	Property Type	Sq ft	Availability
Ground	Office	8,804	Available
1st	Office	11,076	Available
Total		19,880	

EPC

This property has been graded as 71 C.

Rent

Available on Request



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JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

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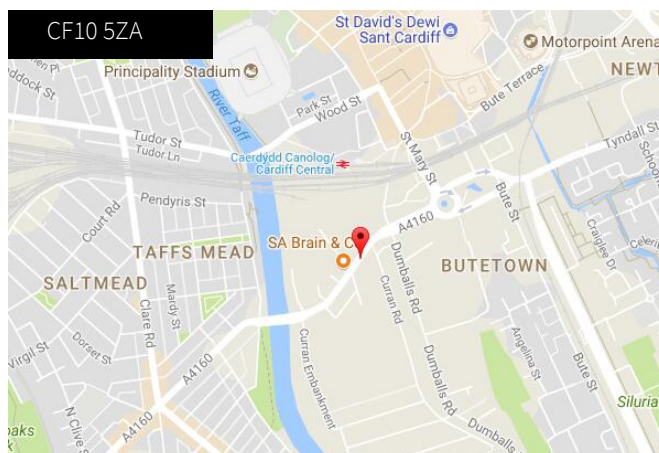
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