

Greyfriars HOUSE

Cardiff | CF10 3AL



Grade A offices in the heart of the city centre.



Greyfriars

HOUSE
Cardiff | CF10 3AL

Description

Greyfriars House provides refurbished, Grade A office accommodation within a 4 storey building in the heart of the City Centre.

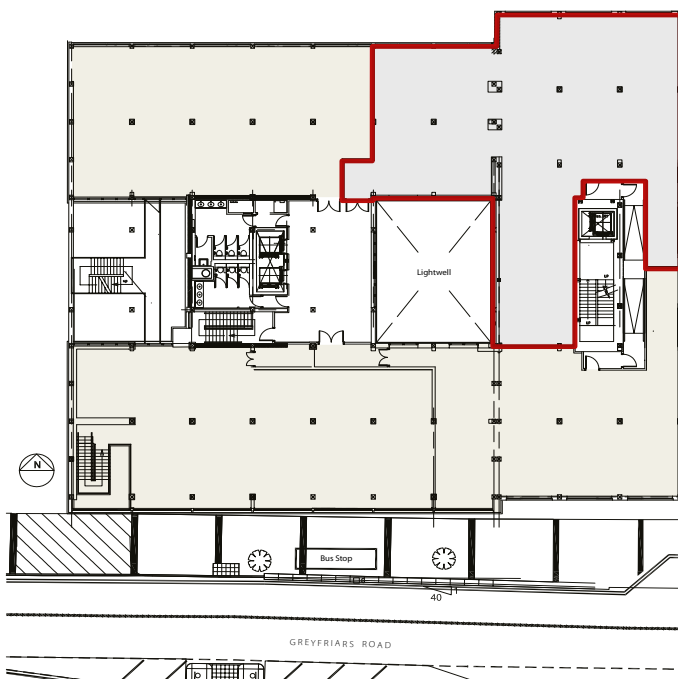
Office Specification

- Comfort Cooling
- Suspended ceilings with recessed lighting
- Fully accessible metal raised floors
- Double glazed windows
- Disabled access and facilities
- 2 x 12 person capacity lifts
- Fully manned reception
- 24 – hour access
- Separate WC's and shower on each floor

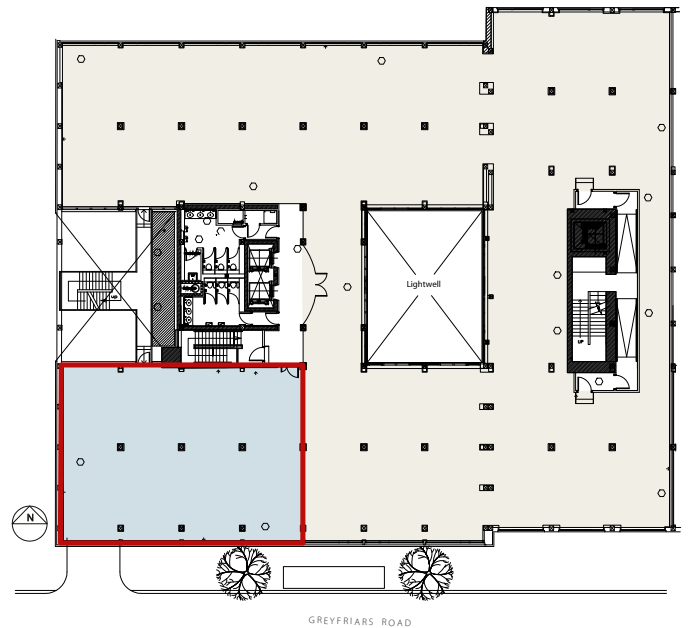


Availability

Unit 2.2 - Second Floor 3,537 sq ft (328.60 sq m)



Unit 4.2 - Fourth Floor 2,078 sq ft (193.05 sq m)





Greyfriars HOUSE

Cardiff | CF10 3AL



Terms

A new lease for a term of years to be agreed. Further details of lease term and rent is available on request.

Service Charge

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

Business Rates

The incoming tenant will be responsible for the business rates payable. Further details on request.

EPC

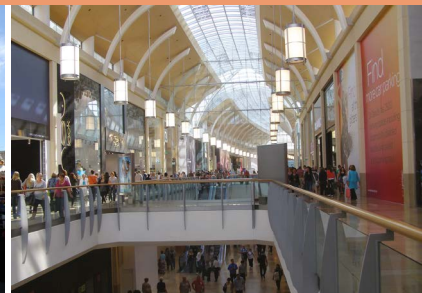
EPC Rating D 89.

Full certificate is available on request.

Legal Costs

Each party is responsible for their own legal costs.

Grade A offices in the heart of the city centre.



ANTHONY PHILLIPS
Commercial Property

02920 467 309

Further information

Anthony Phillips
M: 07712 868362
anthony@anthonyphillipscp.com



029 2022 7666

jll.co.uk/property

Rhydian Morris
M: 07792 273120
rhydian.morris@eu.jll.com

Kate Openshaw
M: 07592 112070
kate.openshaw@eu.jll.com

March 2017

Anthony Phillips and 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 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.