

# Greyfriars HOUSE

Cardiff | CF10 3AL



Grade A offices in the heart of the city centre.



Last Suite Remaining - 2,078 sq ft (193.05 sq m)

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## Description

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

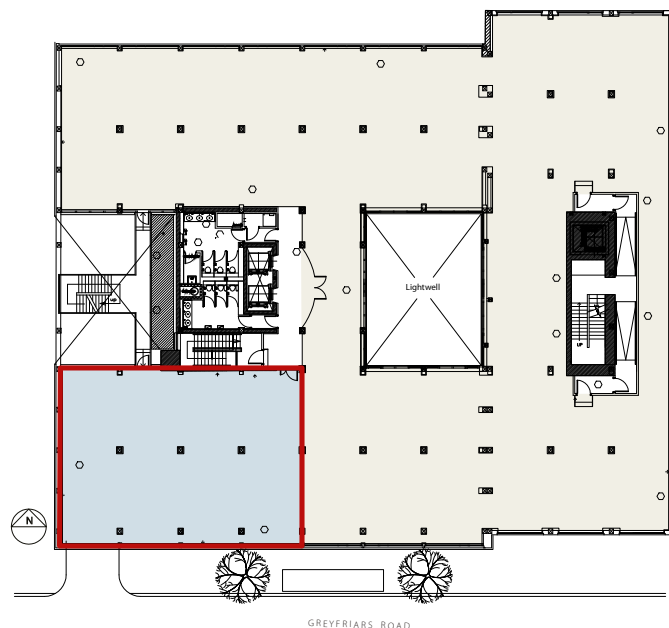
## Office Specification

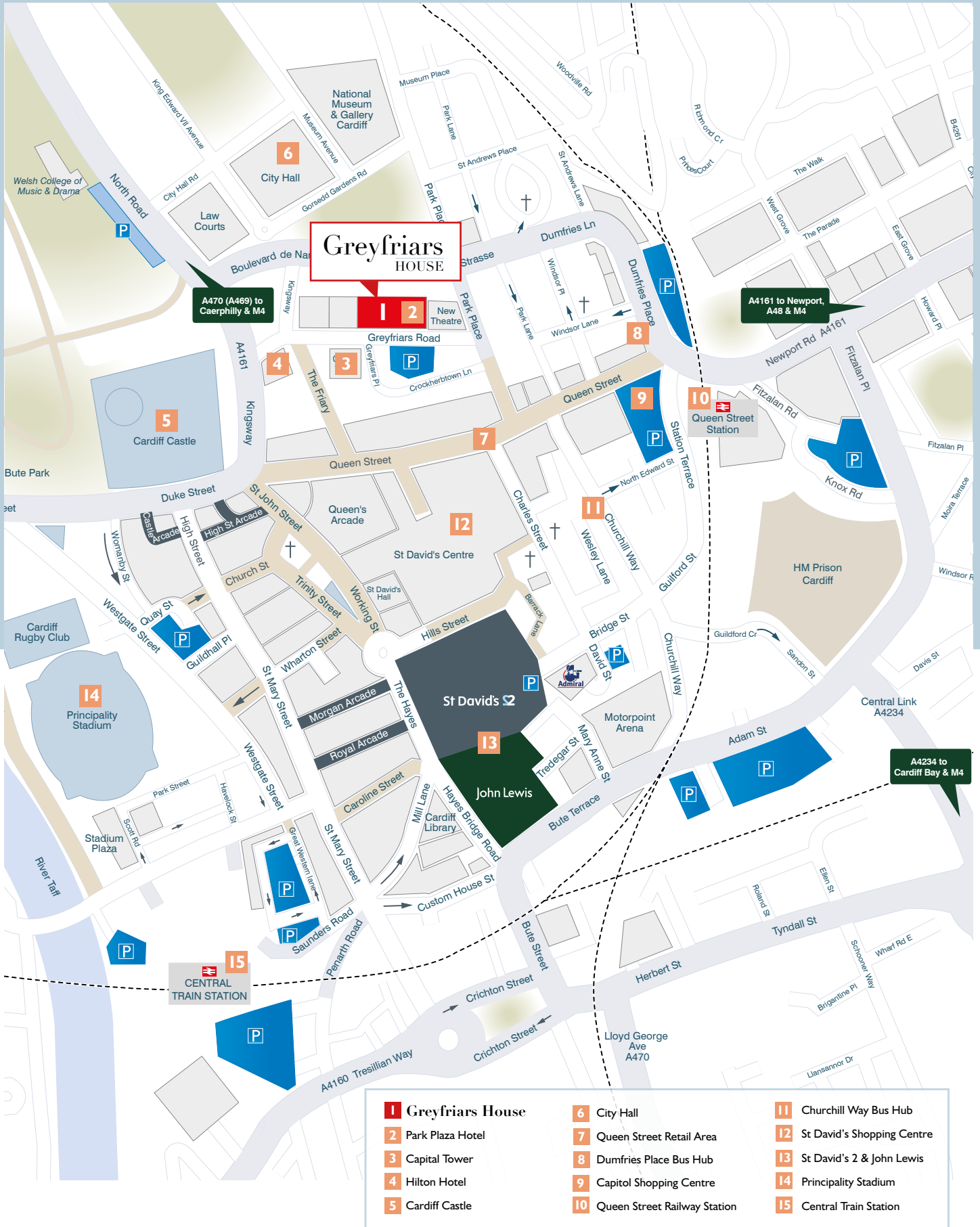
- Comfort Cooling
- Suspended ceilings with recessed lighting
- Fully accessible metal raised floors
- Double glazed windows
- Disabled access and facilities
- 2 x 12 person capacity lifts
- Fully manned reception
- 24 – hour access
- Separate WC's and shower on each floor



## Availability

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





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## 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

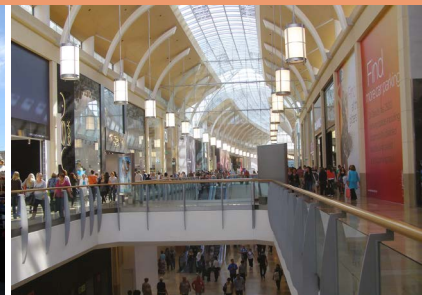
EPC Rating D 89.

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.



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## Further information

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