

**HIRONS**  
**MORGAN**  
**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

**To let**

**OFFICE SUITES FROM 303 sqft to 4260sqft**



**4 & 5 Dock Chambers  
Bute Street  
Cardiff Bay**



**029 20 388988**

## Location

The property fronts Bute Street in the heart of Cardiff Bay.

All local amenities are within easy walking distance including Mermaid Quay shops, bars and restaurants, St Davids Hotel and Spa and The Millenium Centre.

Communications are first class with efficient road, rail and bus links.

## Accommodation

See attached schedule.

## Rates

Not separately assessed.

## Service charge

To cover a fair proportion of common and exterior maintenance, common services, building insurance and the like. Further details on application.



## Specification

The offices are on ground, first and second floors and include:-

- Impressive period building
- Cellular office space
- Plastered and painted walls and ceilings
- Fluorescent lighting
- Fully carpeted
- Male and female wc facilities
- Door entry system
- Ample street parking and car parks nearby

## Terms

The suites are available to let on new full repairing and insuring leases (by way of service charge) for a term to be agreed. Rents from £8 to £10 per square foot per year depending on size and location within the building.

## VAT

VAT will be payable in addition.

## Legal Costs

Each party will pay their own legal costs incurred.

## Viewing

Contact Mark Hirons.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



**029 20 388988**

**Fax: 029 20 399033**

8 St Andrews Crescent Cardiff CF10 3DD

Email [mhirons@hmy.co.uk](mailto:mhirons@hmy.co.uk)

Web site <http://www.hmy.co.uk>