

To let



South Gate House

Landmark, city-centre, self-contained offices
with dedicated entrance and lift

4,037 - 29,999 Sq Ft
(375 - 2,787 Sq M)

Wood Street, Cardiff CF10 1EW





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LOCATION South Gate House occupies a prominent position within Cardiff city centre, on the corner of Wood Street and Westgate Street.

The property is ideally located to benefit from the amenities of the city centre, including the excellent retail facilities on St Mary Street, The Hayes and the exciting new St Davids 2 development.

DESCRIPTION South Gate House is a 13 storey landmark building with a manned entrance lobby, on-site car parking facilities and passenger lift access to the upper floors. The building also offers panoramic views of the city centre and beyond, together with a self-contained ground floor entrance.

The premises benefit from the following facilities/specification:

- Suspended ceilings with recessed VDU compatible lighting
- Gas fired central heating
- Disabled access and WC facilities
- Three compartment perimeter trunking
- Four high speed passenger lifts

VAT All prices, premiums and rents etc., are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS Each party to be responsible for their own legal costs incurred in any transaction.

TERMS Assignment or sub-lease terms available. Details on application.



Main entrance

ACCOMMODATION

Floor Area	Sq Ft	Sq M
Ground Floor (self-contained entrance, lobby & lifts)		
1 Floor East Wing	4,327	402
2 Floor East Wing	4,327	402
3 Floor East Wing	4,327	402
4 Floor East Wing	4,327	402
5 Floor East Wing	4,327	402
5 Floor West Wing	4,037	375
6 Floor East Wing	4,327	402
Total	29,999	2,787

Viewing strictly by prior appointment with the agents:



Dedicated entrance and lift from Westgate Street



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