

# OFFICES TO LET

## Cardiff

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PROPERTY CONSULTANTS



### FIRST AND SECOND FLOOR OFFICES

**Old Library Building  
The Hayes  
Cardiff  
CF10 1BH**

**266 sq ft - 1,438 sq ft**  
(24.67 - 133.63 sq m)  
net approx

City Centre Location  
Quality Refurbished Offices



# Old Library Building, The Hayes, Cardiff, CF10 1BH

## Location

The Hayes is located in the heart of the city centre and is a bustling pedestrianised shopping thoroughfare, it is lined with grand Edwardian and Victorian buildings on one side and the modern St David's II on the other. The subject property is situated within the prime retail, leisure and restaurant area in Cardiff.



## Description

The Old Library is a historic Grade II Listed landmark building that has been sympathetically refurbished throughout.

Specification includes:

- Raised floors and high vaulted ceilings.
- Fully carpeted.
- Passenger lift.
- WC's on each floor.

Occupiers include the Cardiff City Museum and the Milk and Sugar coffee shop trades on the first floor.

## Accommodation

Available accommodation comprises of suites on both first and second floors as outlined below: -

Area	Sq ft	Sq m
First floor (under offer)	266	24.67
Second floor	325	30.17
Second floor	1,438	133.63
<b>TOTAL</b>	<b>2,029</b>	<b>188.47</b>

All measurements are approximate Net Internal Areas.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

The Interim Service Charge to be based on £7.14 per sq ft per annum and covers gas and water but not electric which will be billed separately.

## Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Cardiff Council. Tel: 029 2087 2087 or [www.cardiff.gov.uk](http://www.cardiff.gov.uk).

## Lease

The accommodation is offered by way of a new full repairing and insuring lease.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Rent

Quoting Rent  
£15.00 per sq ft per annum.

## Business Rates

The property has a Rateable Value of £9.50 psf. Using a multiplier of 0.514, rates payable are based on £4.88 per sq ft per annum.

Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate

The building is Grade II Listed.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

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