

TO LET



Bute Street

Cardiff Bay, Cardiff, CF10 5AF

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MONTHLY RENT

£1,550

1,543 SQ FT

AN ATTRACTIVE PERIOD PROPERTY, TASTEFULLY MODERNISED

CARDIFF BAY TRAIN STATION IN CLOSE PROXIMITY

COMMON PARTS RECENTLY REFURBISHED

PAY AND DISPLAY STREET PARKING, OPTIONS ARE AVAILABLE LOCALLY.



THE PROPERTY

Pascoe House is an impressive Grade II listed building in the Heart of Cardiff Bay that boasts many original features. The Top floor offers versatile space across 1,543 sqft. This space benefits an open plan office area, designated kitchen, break out space and toilets which have been recently refurbished. The basement main office area is approx 936 sqft and boast views down Lloyd George Avenue.

Flexible terms are available on request.

Take a closer look at our interactive VR tour, where you can even space plan using the measuring tool.



INSIDE



ACCOMMODATION

KITCHEN AREA 3.94m x 4.75m

TOILETS 4.17m x 3.89m

Currently being used as storage by the owner but will be removed.

OFFICE AREA 8.41m x 10.80m

Split across two areas with recessed cloakroom area

LOCATION

The property is located on Bute Street that lies between the edge of Cardiff Bay, and the City Centre. The street accommodates a mix of uses, including leisure, residential and office use. The Welsh Millennium Centre is a short walk as is the Mermaid Quay Leisure scheme.

BUSINESS RATES

£4 per sqft. Some suites will qualify for rates relief - interested applicants are advised to contact Cardiff County Council.

SERVICE CHARGE

£8 per sqft. Gas and Water are included in the Service Charge. Electric is sub metered, and will be charged separately in addition.

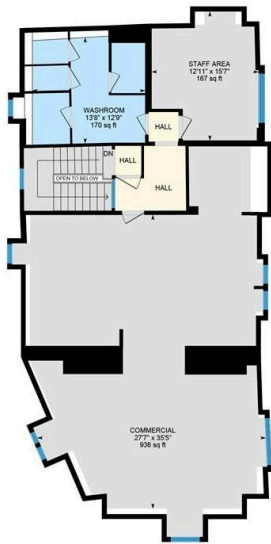
VIEWINGS

Strictly via appointment with JeffreyRoss

PROPERTY TYPE	OFFICE
INTERNAL AREA	1,543 SQ FT
AVAILABLE FROM	14 FEBRUARY 2025
EPC RATING	79

Pascoe House-54 Bute St, Cardiff Bay, CRF

Main Building: Total Interior Area Above Grade 7506.09 sq ft



Third Floor Office
Available Space - 1,543 sq ft



Attic
Interior Area 1543.25 sq ft



0.5 Floor Wc
Interior Area 119.88 sq ft



PREPARED: 2025/02/12

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





Elliott Hooper-Nash

DIRECTOR

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreycross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreycross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreycross.co.uk