

COMMERCIAL

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TO LET

GRAMERCY TOWER, CARDIFF, CF10 5TG

GROUND FLOOR RETAIL UNITS AVAILABLE:
37.58—110.73 SQ. M (405—1,192 SQ. FT)

****WHITEBOX SPECIFICATION AVAILABLE ON REQUEST****

LOCATION

Cardiff is the Welsh capital and has a population of 362,800*. It is home to Cardiff University, part of the Russell Group, with 31,935 students**.

Gramercy Tower is located just 4 minutes south of Cardiff Centre, offering easy access to the city's best amenities. The area is well connected by public transport, with Cardiff Train Station only a 2 minute walk away.

The premises are situated close to **Trade Street Stores** Convenience store together with **Premier Inn** and **Travelodge** supporting nearby occupiers to include **Network Rail**, **Deloitte LLP**, **Cardiff and Vale Collage**, and **Eversheds Sutherland** to name a few.

DESCRIPTION

Gramercy tower is a modern, 27 storey residential building offering rental apartments in the heart of Cardiff. The tower provides 188 stylish, high quality apartments with views of the city and Cardiff Bay. The building sits in an ideal location for both residential and business tenants. The Ground Floor also offers two commercial units, constructed to shell specification consisting of solid floors and ceilings, brick walls, capped off services along with a new shop front.

www.gramercytower.com

CONTACT

Carter Jonas

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Berkeley Place, Bristol, BS8 1BQ

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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ACCOMMODATION

Ground floor only lockup commercial units available providing the following approximate gross internal floor areas:

Unit 1: 37.58m² (405 sq ft)

Unit 2: 73.15m² (787 sq ft)

There is an option to amalgamate both units.

PLANNING

We are advised that these premises benefit from A1 (retail) / A3 (restaurant) consents.

LEASE

New leases are available for terms to be agreed incorporating 5 yearly rent reviews.

RENTS

Unit 1: £8,250 per annum exclusive

Unit 2: £15,950 per annum exclusive

SERVICE CHARGE

An annual charge is payable to contribute to the cost of external repairs and maintenance of the block.

RATES

To be assessed.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATES

To be assessed.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Cellan Richards

cellan.richards@carterjonas.co.uk

0117 403 9990/ 0117 922 1222

or

Stuart Williams

stuart.williams@carterjonas.co.uk

0117 922 1222

For details of all commercial properties marketed through this firm please visit:

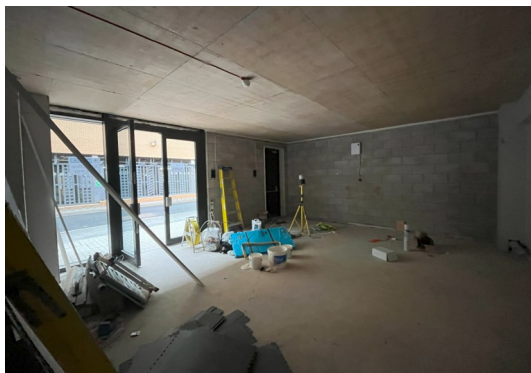
carterjonas.co.uk/commercial

Link to virtual viewing :

<https://vimeo.com/1106515515>



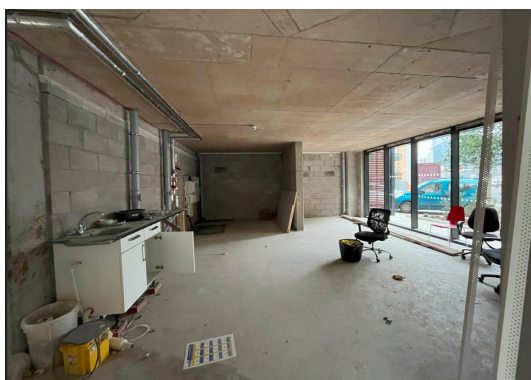
Unit 1 (smaller unit)



Unit 1 (smaller unit)



Unit 2 (larger unit)



Unit 2 (larger unit)

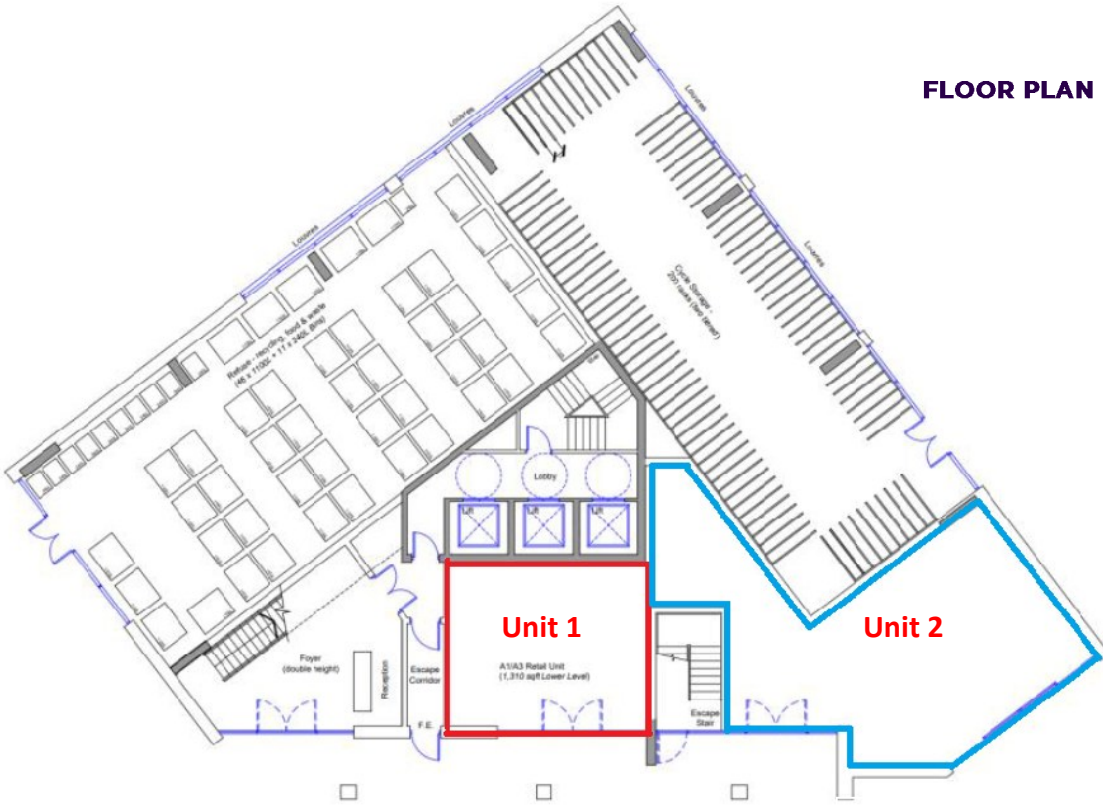
SUBJECT TO CONTRACT - AUGUST 2026

IMPORTANT INFORMATION

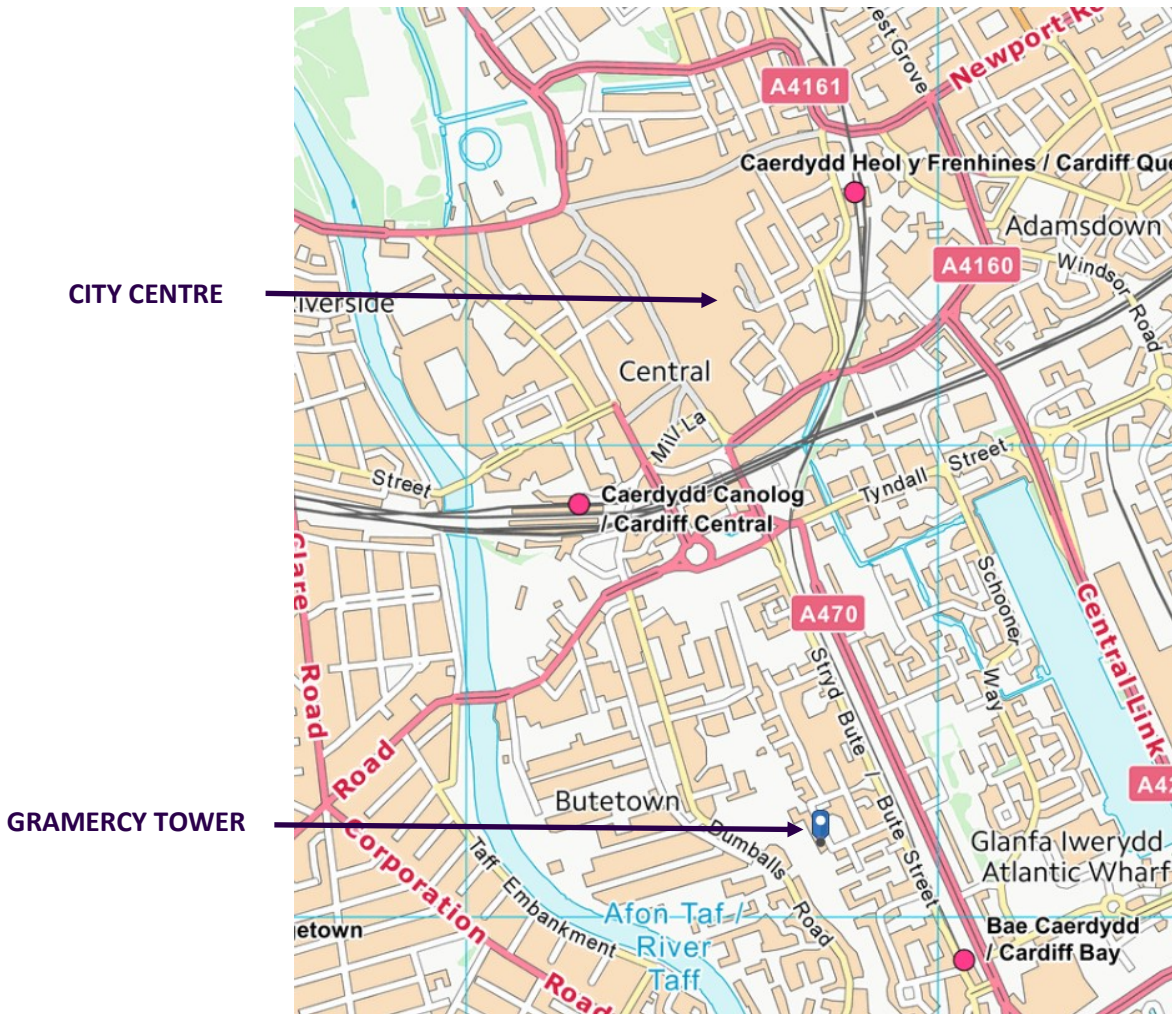
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CARDIFF - GRAMERCY TOWER

FLOOR PLAN



SITE MAP



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