



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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JeffreyRoss

KNIGHTS BRINSONS

THE  
PROPERTY  
OUTLET

BUTE STREET  
CARDIFF BAY



## BUTE STREET, CARDIFF BAY, CF10 5AF

**£1,550 PCM**

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.

 **1543.00 sq ft**

Entrance Hallway

Stairs to Third floor level

Landing

Kitchen Area  
12'11 x 15'7

Toilets  
13'8 x 12'9

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

Office Area  
27'7 x 35'5

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.

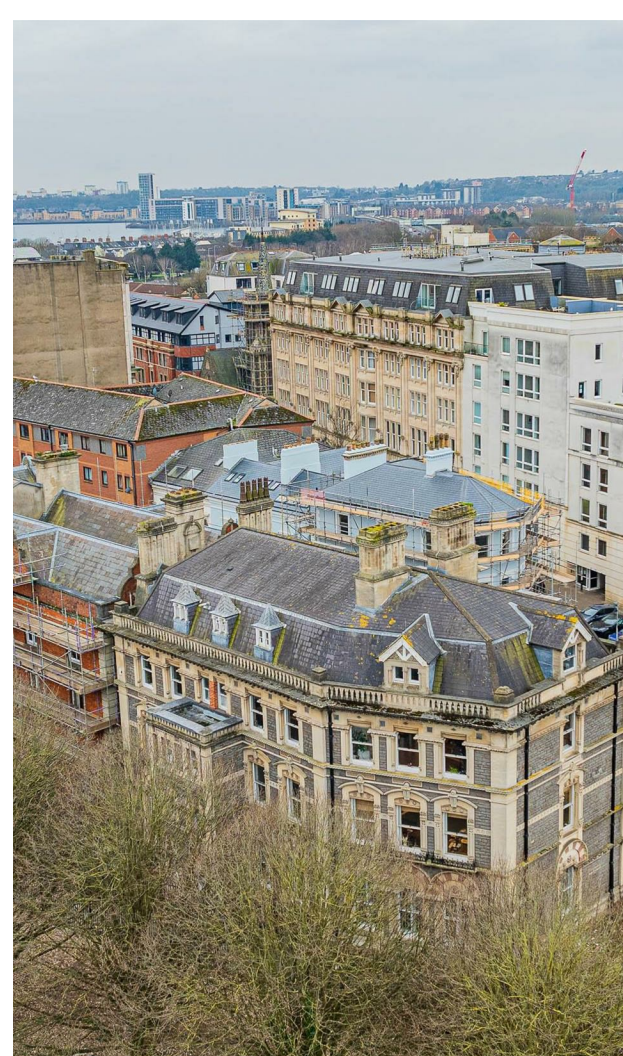
### Viewings

Strictly via appointment with JeffreyRoss

- 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.

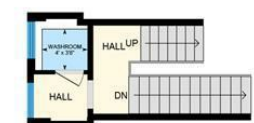
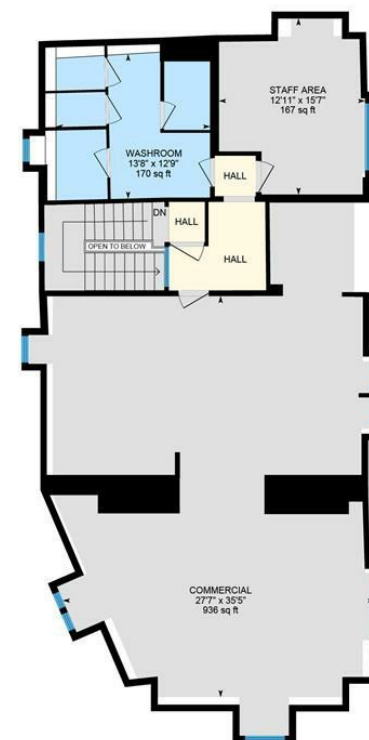
### Background User

Elliott@jeffreycross.co.uk



## 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

0 5 10  
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.

iGUIDE