

# CARDIFF - 17 CHURCHILL WAY CF10 2HD

TO LET



JACKSON  
CRISS

- Located in ground floor of Churchill House, due to undergo extensive renovation by the new landlords
- Located in the Canal Quarter, which has seen investment in the public space introducing a new canal and green space
- Growing Leisure pitch with new openings including The Cardiff Arms, The Dock Feeder and The Kings
- Space would be suitable for retail, leisure, coffee shop or other Class E uses

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## DESCRIPTION

Churchill House is a modern commercial block in the centre of Cardiff, located at the Eastern End of Queen Street and adjacent to the Capitol Centre. The ground floor is to be remodelled, introducing a new business lounge space and creating a new retail unit adjacent.

The immediate surrounding area has seen investment in the public area, including re-introducing the Canal to the street and improvements to the green space and landscaping.

This investment has seen an improvement in the Leisure pitch with new venues opening, including Cardiff Arms (April 2025), Dock Feeder (December 2023) and The Kings Bar. The Capitol Centre adjacent is to continue this investment, with leisure orientated repurposing of the scheme due to come online in 2026.

## TERMS

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

Available from this office.

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## FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	2,852 sq ft	264.96 sq m

## RENTAL

On Application

## SERVICE CHARGE

£2.05 psf (2025)

## RATEABLE VALUE

To be assessed on completion of landlord works



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## AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed.

An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

## VIEWING

For an appointment to view, please contact:

Dan Turner  
07917 022 524  
[dant@jacksoncriss.co.uk](mailto:dant@jacksoncriss.co.uk)

Or our joint agents, Cooke Arkwright  
Ben Davies  
[ben.davies@coark.com](mailto:ben.davies@coark.com)

Subject to Contract

# JACKSON CRISS

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