

CARDIFF - 17 CHURCHILL WAY
CF10 2HD

TO LET



- Located in ground floor of Churchill House, due to under go 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

JACKSON
CRISS

CARDIFF - 17 CHURCHILL WAY CF10 2HD

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.

JACKSON CRISS

TO LET

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



CARDIFF - 17 CHURCHILL WAY CF10 2HD

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

Or our joint agents, Cooke Arkwright
Ben Davies
ben.davies@coark.com

Subject to Contract

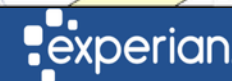
JACKSON CRISS

jacksoncriss.co.uk

TO LET



Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366



IMPORTANT NOTICE. Jackson Criss, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.