

TO LET

029 2037 8921 

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25 Park Place, Cardiff CF10 3BA 

1,658 SQ. FT. 1ST & 2ND FLOOR CITY CENTRE OFFICE WITH 2 CAR PARKING SPACES



**Fletcher
Morgan**

25 Park Place, Cardiff CF10 3BA



Location

The property is located in a prominent position in Park Place with views across the Cardiff Civic Centre, City Hall, National Museum of Wales and Gorsedd Gardens.

Park Place is established as one of Cardiff's premiere professional districts and benefits from its close proximity to Queen Street and Cardiff Central railway stations and the Central Bus Service. All the amenities of Cardiff City Centre are within a short walk. Cardiff University Campus occupies much of the surrounding area and there are many local café bars and coffee shops.

Description

The property comprises a three story period building offering good quality office accommodation on the 1st and 2nd floors. The front of the office comprises reception area and two meeting rooms. The rear office offers open plan modern accommodation. There is access to the front with rear access to the car park. The suite benefits from the following specification:

- LED ceiling lighting
- Perimeter trunking
- Decorated and carpeted throughout
- Gas fired central heating
- Kitchenette
- Male and female toilet facilities

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

First Floor = 1,362 sq.ft. | 126.52 sq.m.
Second Floor = 269 sq.ft. | 27.51 sq.m.
Total = 1,658 sq.ft. | 154.03 sq.m.

The property benefits from 2 demised car parking spaces in a single row of car parking on the left hand side of the rear car park. There is also ample on street parking.

Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value = £19,025
Rates Payable = £10,178

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

Rent £25,000 per annum exclusive

Occupiers will be required to contribute towards an annual service charge on a pro rata basis.

Energy Performance Certificate

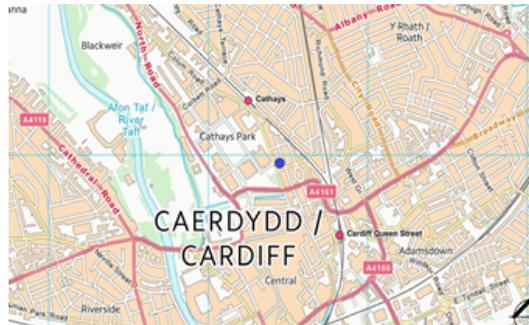
On application.

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



CONTACT

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