


TO LET

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 

1,284 SQ. FT. TO 2,586 SQ. FT. HIGH SPECIFICATION CITY CENTRE OFFICES



**Fletcher
Morgan**

21-22 Park Place, Cardiff CF10 3BA



basement plan

ground floor plan



front elevation (park place)



side 1 elevation (st andrew's place)

side 2 elevation



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



Location

The properties are situated on Park Place, directly opposite Gorsedd Gardens and the National Museum of Wales. Park Place is located within Cardiff's established office district and within 5 miles walking distance of its prime retailing area of Queen Street.

Queen Street and Cardiff Central train and bus stations are also within easy walking distance, together with Cardiff's Law Courts, University and Barrister's Chambers.

Description

Two ground floor suites which are self contained with basement storage and male/female toilet facilities. The offices will be made available fully refurbished to provide office accommodation of a high city centre specification. Further details available on request.

Available as a whole or separate suites.

Accommodation

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

21 Park Place Suite 1	= 931 sq.ft.	 86.5 sq.m.
Ground Floor	= 353 sq.ft.	 32.8 sq.m.
Basement	= 1,284 sq.ft.	 119.3 sq.m.
Total		
22 Park Place Suite 2	= 950 sq.ft.	 88.3 sq.m.
Ground Floor	= 352 sq.ft.	 32.7 sq.m.
Basement	= 352 sq.ft.	 32.7 sq.m.
Total	= 1,302 sq.ft.	 121.0 sq.m.

Tenure

The accommodation is available by way of a new Full Repairing and Insuring basis.

Rates

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

Rent

21 Park Place - £13,750 per annum exclusive
22 Park Place - £14,000 per annum exclusive

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.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

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