

FOR SALE/TO LET

2,152 SQ. FT. CITY CENTRE OFFICE WITH CAR PARKING

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

Rear parking



1 Park Court Mews, Park Place, Cardiff CF10 3DQ



Location

Park Court Mews is located to the rear of Park House which is situated near the junction of Park Place and Boulevard de Nantes, just north of the main shopping area of Queen Street and St Davids Shopping Centre which are only a few minutes' walk away. The property is in close proximity to Cardiff University and the main Civic buildings including the National Museum of Wales, Cardiff City Hall and Cardiff University.

The property is easily accessible to Cardiff Central Bus and Train Stations, as well as Queen Street Station, and there are a number of public multi storey car parks in close proximity to the building. There are a number of EV charging points in the local area.

Description

The self-contained 3 storey office benefits from with undercroft car parking. Each floor provides open plan accommodation with the specification as follows:

- Suspended ceilings with lighting
- Solid carpeted floors
- Demountable partitions
- Perimeter trunking
- Electric perimeter heaters
- Kitchen facilities
- Single WC on each floor
- Intercom system
- Alarm system

Accommodation

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

Ground Floor	552 sq.ft.	51.28 sq.m.
First Floor	785 sq.ft.	72.93 sq.m.
Second Floor	815 sq.ft.	75.71 sq.m.
Total	2,152 sq.ft.	199.92 sq.m.

Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

Rateable Value = £15,750

Rates Payable = £8,946

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

Tenure

The subject property is available on a FRI lease

Purchase Price/Rent

Purchase Price on application.

Quoting Rent £29,500 per annum for the whole or the landlord will consider letting on a floor by floor basis.

Energy Performance Certificate

B36

VAT

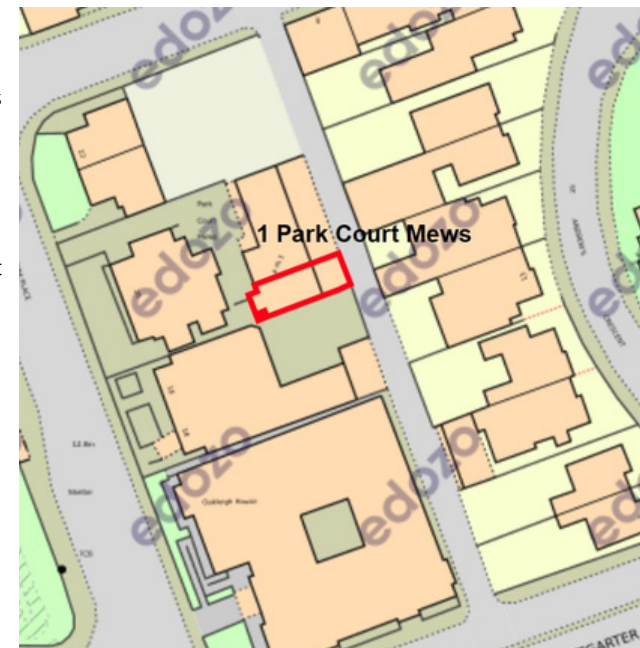
All figures quoted are exclusive of V.A.T. where applicable.

Costs

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

Car Parking

2 undercroft car parking spaces with electric roller shutter.



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.

CONTACT

Matthew Jones | John James

📞 029 2034 7054 | 029 2034 7050

📠 07968 769325 | 07973 121295

📧 [/MatthewJones](mailto:matthew.jones@fletchermorgan.co.uk) | [/JohnJames](mailto:john.james@fletchermorgan.co.uk)

matthew.jones@fletchermorgan.co.uk
john.james@fletchermorgan.co.uk



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.

16/03/2025

**Fletcher
Morgan**