

TO LET

PRIME REFURBISHED CITY CENTRE OFFICE

029 2037 8921

fletchermorgan.co.uk

25 Park Place, Cardiff CF10 3BA

**Fletcher
Morgan**



Key Highlights

- 1,322 sq ft up to 5,731 sq ft
- Extensively refurbished
- City centre location
- High quality office accommodation
- Plug & Play included (including furniture)

Park House, Greyfriars Road, Cardiff CF10 3AF

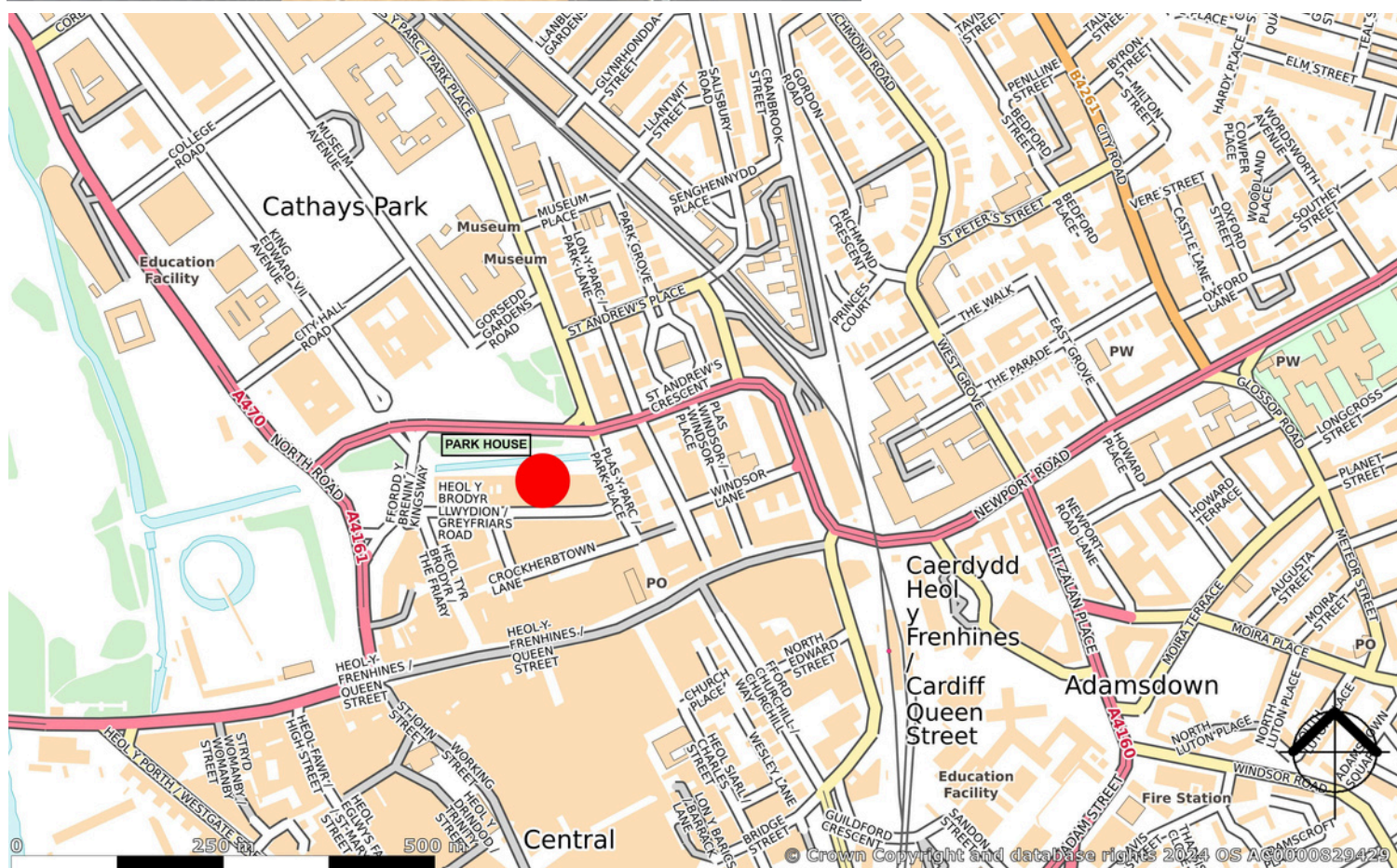


Location

Park House is situated on Greyfriars Road in the centre of Cardiff. The property benefits from being in close proximity to Cardiff's main retail areas, Queen Street and the St David's 2 development. The property is a short walk from Cardiff Central Station and Queen Street commuter railway station, where there are regular services to the Cardiff suburbs and the South Wales Valleys. There is also easy access to the property via Cardiff's main road network.

Description

The property comprises a high quality city centre building which has undergone a comprehensive refurbishment program to provide high quality office accommodation and common areas including showers on each floor, a new reception area and an external breakout space.



Ground Floor Rear Right



Accommodation

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

Floor Area	Sq.Ft.	Sq.M.
Ground Floor Rear Left	1,322 sq.ft.	122.83 sq.m.
Ground Floor Rear Right	1,671 sq.ft.	155.23 sq.m.
Ground Floor Front Left	1,322 sq.ft.	122.81 sq.m.
Second Floor Rear Left	1,416 sq.ft.	131.54 sq.m.
Total	5,731 sq.ft.	532.41 sq.m.

Specification

- Suspended ceilings
- Heating/Cooling and gas central heating
- Raised floor
- LED lighting
- Perimeter trunking
- Shower facilities
- Male, female and disabled WC facilities
- Passenger lift
- Plug & Play

Managed Suite - Ground Floor Rear Left



Available on a desk by desk basis, to include:

- Rent
- Insurance
- Service charge
- Cleaning
- Internet
- Utilities

Payable monthly.

Second Floor Rear Left



Parking

Parking is available in the basement car park, with parking allocated on a pro rata basis. Further details are available on request.

Terms

The offices are available by way of a full repairing and insuring lease for a term to be agreed. Further details are available on request.

Rent

Ground Floor Rear Left	£22.50/sqft	(managed suite)
Ground Floor Rear Right	£22.50/sqft	(furnished)
Ground Floor Front left	£22.50/sqft	(furnished)
Second Floor Rear Left	£20.00/sqft	(unfurnished)

Rates

The ingoing tenant will be responsible for the business rates. The current rate is circa £13.00 per sq ft. Further details are available on request.

Building Service Charge

A service charge is payable to cover the Landlord's costs of running and maintaining the property. The current rate is £7.45 per sq ft.



VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

EPC

The property has an Energy Performance Rating of C72.

Ground Floor Rear



Second Floor Rear



Viewings

Strictly by appointment via Fletcher Morgan or joint agents Savills.

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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