

# FOR SALE CITY CENTRE OFFICE

WITH VACANT GROUND FLOOR OWNER/OCCUPIER/INVESTMENT  
WITH DEVELOPMENT POTENTIAL

029 2037 8921

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25 Park Place, Cardiff CF10 3BA

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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. The upper floors are fully refurbished consisting of reception area and three front offices with rear open plan office. Ground floor consists of reception area and two meeting rooms with open plan rear office and two cellular offices. There is access to the front with rear access to the car park. The property benefits from the following specification:

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

## Accommodation

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

<b>Basement</b>	<b>= 306 sq.ft.</b>	<b>  28.44 sq.m.</b>
<b>Ground Floor</b>	<b>= 2,242 sq.ft.</b>	<b>  208.33 sq.m.</b>
<b>First Floor</b>	<b>= 1,417 sq.ft.</b>	<b>  131.68 sq.m.</b>
<b>Second Floor</b>	<b>= 380 sq.ft.</b>	<b>  35.32 sq.m.</b>
<b>Total</b>	<b>= 4,346 sq.ft.</b>	<b>  403.77 sq.m.</b>

## Tenure

The Freehold is available to purchase.

## Tenancy Details

### Ground Floor

Basement = 306 sq.ft. | 28.44 sq.m.

Ground Floor = 2,242 sq.ft. | 208.33 sq.m.

Offered with Vacant Possession

ERV £30,000 pa

### First & Second Floor

Let to Shanahan Solicitors

5 years from 1st June 2022

Rent £22,500 pa

## Price

**£650,000**

## Car Parking

The property benefits from 8 car parking spaces at the rear.

## Energy Performance Certificate

C73

## Costs

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

## VAT

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

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

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**RICS**

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