

# TO LET

1,839 SQ. FT. PERIOD OFFICE WITH CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



## Fletcher Morgan



14 St Andrews Crescent, Cardiff CF10 3DD







## Location

The property is situated in St Andrews Crescent which forms part of Cardiff's established professional office core, near to City Hall, The National Museum of Wales and Cardiff University.

St Andrews Crescent benefits from easy access from Cardiff's main road network. Cardiff Queen Street Railway Station is only a short walk away, as are a number of bus stops. There is a NCP car park situated on Dumfries Place and a number of EV parking spaces in the vicinity. The city centre retail areas are all close to St Andrews Crescent with Queen Street, one of Cardiff's prime pedestrianised retail area only a short walk away.

Easy access from main road networks. Junction 32 of the M4 motorway is just 15 minutes North and the A48 bypass is 1 mile North.

## Description

14 St Andrews Crescent is a three storey office building which was substantially redeveloped in 2010/11. The available suite is situated on the 1st floor and provides a mix of open plan and glass partitioned space. The suite benefits from dedicated kitchen and WC facilities in addition to a high quality finishes. The specification includes:

- Raised floors with carpets
- Suspended ceilings with recessed lighting
- Air cooling
- Passenger lift
- High quality common parts

## Accommodation

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

**First Floor Offices 1,839 sq. ft. | 170.84 sq. m.**

## Car Parking

There are two car parking spaces.

## 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 = £32,000  
Rates Payable = £18,176

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

**£19.00 per sq ft**

## Service Charge

**£6.50 per sq ft**

## Energy Performance Certificate

B44

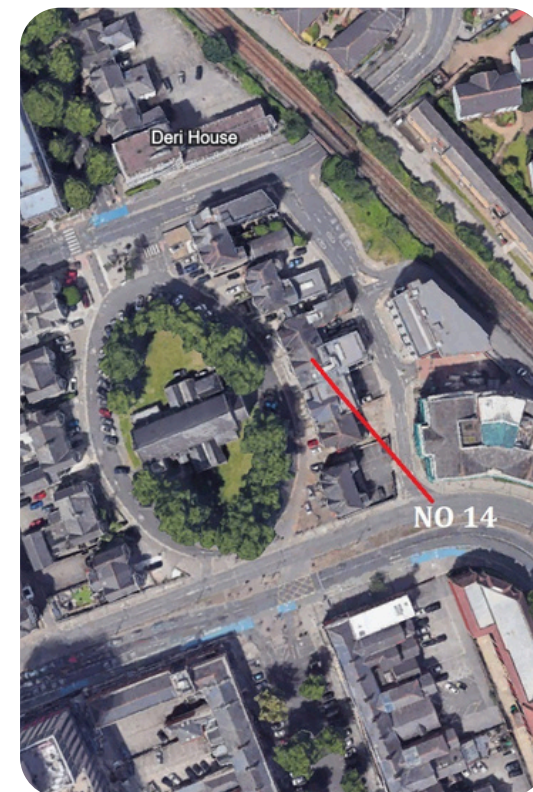
## VAT

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

## 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.



## CONTACT

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Morgan**