

# TO LET

630 SQ. FT. NEWLY REFURBISHED FIRST FLOOR REAR OFFICE SUITE  
WITH 3 CAR PARKING SPACES

029 2037 8921

fletchermorgan.co.uk

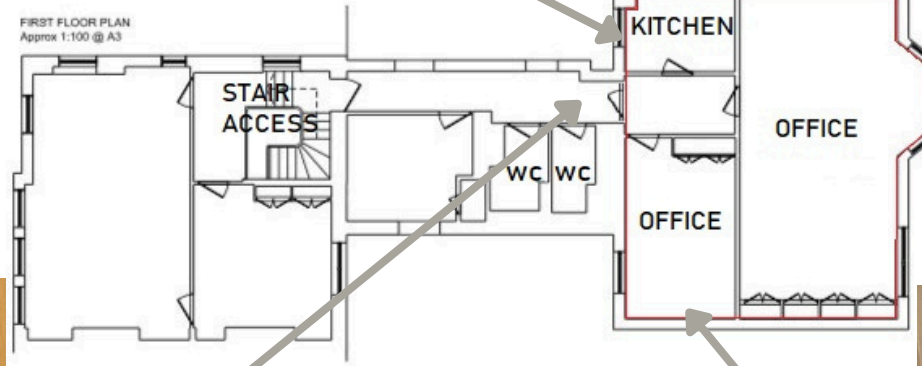
25 Park Place, Cardiff CF10 3BA



## Fletcher Morgan

## 28 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.

There are also a number of EV charging points available in the vicinity.

## Description

The property comprises a two storey period building offering newly refurbished good quality office accommodation. The first floor rear office suite is available and comprises the following:

- New suspended ceiling with LED lighting
- Carpets
- Floor to ceiling fitted cupboards
- Heating / cooling system
- Fitted kitchen
- With shared WC's

## Accommodation

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

**First Floor Rear Office Suite 630 sq.ft. | 58.53 sq.m.**

The property benefits from 3 demised car parking spaces.

**Ground and First Floor Front Office Suites are let.**

## 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 = £6,906**

**Rates Payable = £3,923**

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

**£12,000 per annum exclusive**

## Energy Performance Certificate

On application

## 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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**First Floor Rear Office  
Immediately Available**



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01/09/2025

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Morgan**