

TO LET

2,021 SQ. FT. FRINGE CITY CENTRE WAREHOUSE WITH YARD

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**



15 Priority Business Park, Curran Road, Cardiff CF10 5ND



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28 Park Place Cardiff CF10 3BA



RICS

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.



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Location

Curran Road is located a short distance from the City Centre and within a 5 minute walk from Cardiff Central Rail and Bus Stations. The property is within easy access of the A4232 leading to the A48 and M4 and to Cardiff Bay.

The surrounding area has had substantial investment and regeneration with new office schemes including Central Square, Capital Quarter, Central Quay, Canal Parade and Callaghan Square. To the front on Curran Road the new Gramercy Tower is under construction which will house 188 apartments over 27 storeys. The Brickworks to the rear on Trade Street comprises 100 apartments over 9 storeys, and Vastint 4,000 new homes will start on site in the next 12 months. This development will also include office and leisure.

Description

The semi detached portal framed warehouse benefits from the following:

- Warehouse lighting
- Roller shutter door – 3.5m by 3.2m
- Office with W/C facilities
- Gated forecourt
- 3 phase
- Min eaves of 5m and max 8m

Accommodation

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

2,021 sq.ft. | 187.87 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 = £8,100

Rates Payable = £4,600

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

Tenure

The property is available by way of a new full repairing and insuring lease.

Rent

£25,000 per annum plus V.A.T.

Energy Performance Certificate

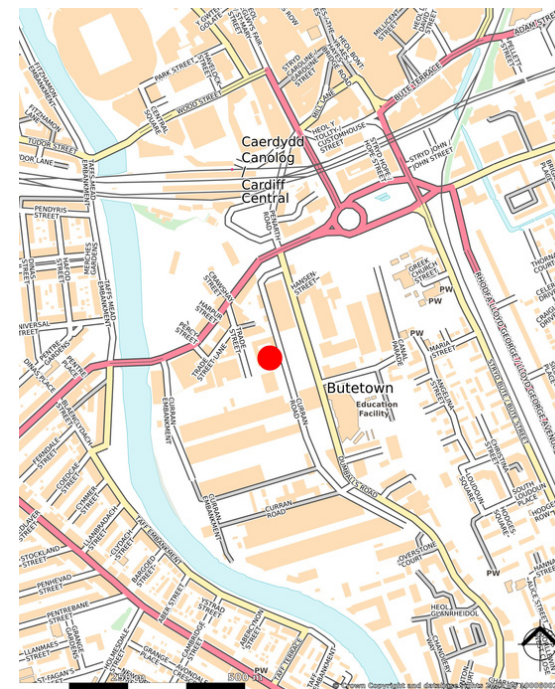
On application

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.



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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14/10/2025

**Fletcher
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