

# TO LET/FOR SALE

2,454 SQ. FT. SELF CONTAINED OFFICE WITH 8 CAR PARKING SPACES

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



**Fletcher  
Morgan**



12 Coopers Yard, Curran Road, Cardiff CF10 5NB



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.



## Location

Coopers Yard 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 building comprises a two storey self contained office building offering a mixture of cellular and open plan accommodation benefiting from the following:

- Double glazed windows.
- Perimeter trunking.
- Mixture of carpet and laminated floor.
- Suspended ceilings and recessed lighting.
- Wall mounted cooling units.
- Gas fired central heating.
- Shared male, female and disabled WC facilities.
- Kitchen facilities on both floors.

## Accommodation

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

<b>Ground Floor</b>	<b>= 1,078 sq.ft.</b>	<b>  100.15 sq.m.</b>
<b>First Floor</b>	<b>= 1,376 sq.ft.</b>	<b>  127.83 sq.m.</b>
<b>Rotal</b>	<b>= 2,454 sq.ft.</b>	<b>  227.98 sq.m.</b>

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £27,750 | Rates Payable = £13,930**

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

## Tenure

The property is available on a full repairing and insuring lease for a term to be agreed or alternatively disposal of the Freehold will be considered.

## Rent/Purchase Price

**Rent £27,000 per annum**  
**Purchase Price £350,000**

The Tenant will be liable for a fair proportion of the estate service charge.

## Energy Performance Certificate

C71

## VAT

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

## Costs

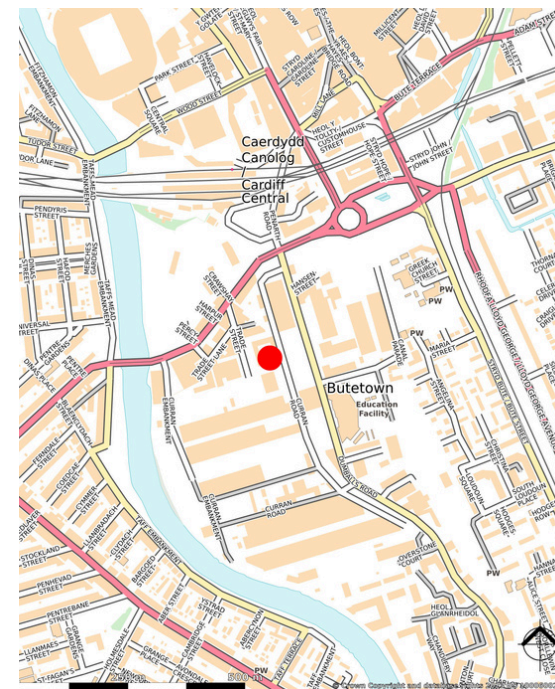
Each party is to bear their own legal and professional costs incurred in the transaction.

## Car Parking

The property benefits from 8 car parking spaces.

## What3Words

lamps.voter.medium



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

Matthew Jones | John James

☎ 029 2034 7054 | 029 2034 7050

📞 07968 769325 | 07973 121295

📧 [/MatthewJones](https://www.linkedin.com/company/fletcher-morgan) | [/JohnJames](https://www.linkedin.com/company/fletcher-morgan)

✉ [matthew.jones@fletchermorgan.co.uk](mailto:matthew.jones@fletchermorgan.co.uk)  
[john.james@fletchermorgan.co.uk](mailto:john.james@fletchermorgan.co.uk)

**Fletcher  
Morgan**

