

# TO LET

2,200 TO 7,765 SQ. FT. OFFICES WITH PARKING

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**



14-18 City Road, Cardiff CF24 3DL



## Location

The subject property is located close to the interchange of The Parade, Newport Road and a short distance from Cardiff City Centre. It is situated close to public transport links, including a short walk from Cardiff Queen Street Station and regular bus routes located on both Newport Road and City Road. The A48 is approximately 3 miles away, leading to the M4 motorway.

The property is opposite The Neighbourhood student accommodation, comprising 10 floors, 240 rooms, gym and cinema room.

There are numerous bars, coffee shops and restaurants in the immediate area, including The Ernest Willows (JD Wetherspoon), Subway, AJ's Coffee House and other local delicatessens. Some notable occupiers in the local area of the Ministry of Justice, Cardiff 6th Form College and The Cardiff Academy.

## Description

The property is a middle of link office building, comprising a total of 4 storeys. The accommodation offers an open plan office environment having been refurbished, and briefly includes:

- New carpets throughout
- LED lighting
- Painted throughout
- Recessed lighting
- Lift access
- Kitchen facilities
- Communal W/C facilities
- Gas central heating

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice. The second floor is under offer.

<b>First Floor</b>	<b>3,338 sq.ft.</b>	<b>  310 sq.m.</b>
<b>Second Floor</b>	<b>2,227 sq.ft.</b>	<b>  206 sq.m.</b>
<b>Third Floor</b>	<b>2,200 sq.ft.</b>	<b>  204 sq.m.</b>
<b>Total</b>	<b>7,765 sq.ft.</b>	<b>  720 sq.m.</b>

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**

**Rateable Value = 1ST - £31,000 | 2ND - £20,750 | 3RD - £21,000**  
**Rates Payable = 1ST - £15,562 | 2ND - £10,416 | 3RD - £10,542**

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

**£8.50 per sq.ft. No VAT payable on rent.**

## Service Charge

**£2.70 per sq.ft. (2025/2026)**

Service charge includes all common areas repair and upkeep plus gas heating but does not include electricity used within the demised area.

## Energy Performance Certificate

D81

## Costs

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

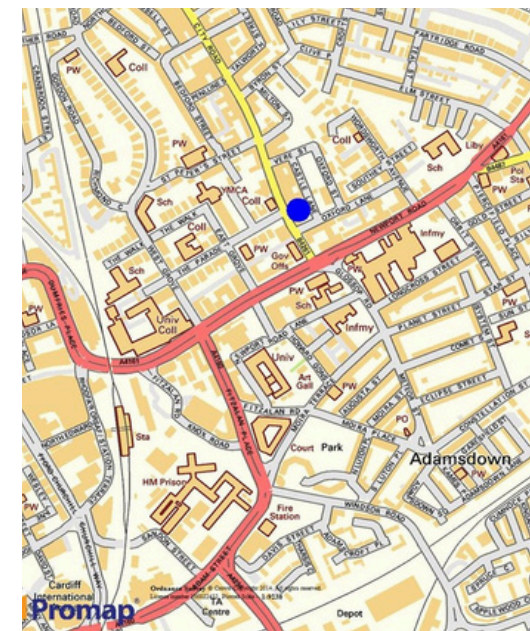
## Parking

The building benefits from a private car park at the rear of the building which is accessed via Castle Lane.

- First floor - 4 parking spaces
- Second floor - 4 parking spaces
- Third floor - 3 parking spaces

## What3Words

bounty.before.error



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

☎ 029 2034 7054

📠 07968 769325

📧 [/MatthewJones](mailto:matthew.jones@fletchermorgan.co.uk)

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

**Fletcher  
Morgan**

