

# TO LET

2,366 SQ. FT. SELF CONTAINED PERIOD OFFICE  
WITH EXCELLENT CAR PARKING

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**

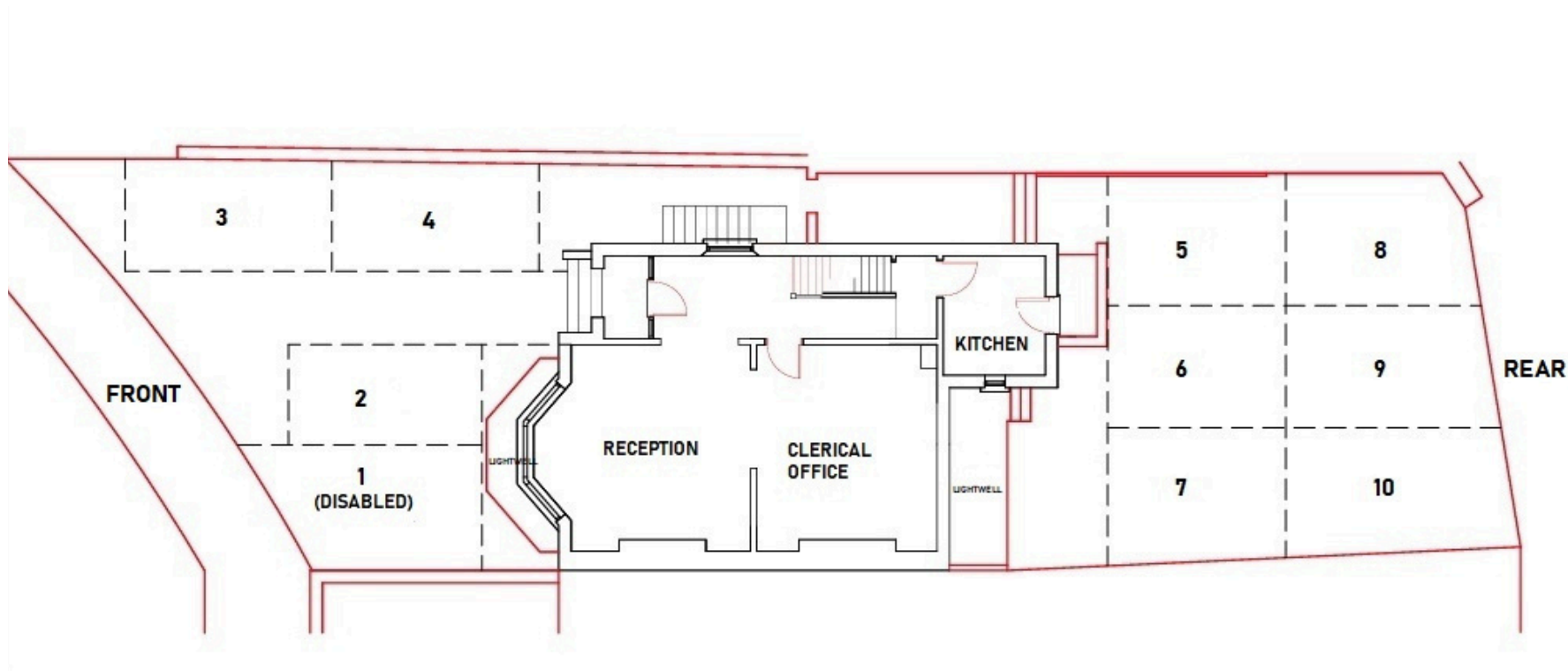
20 St Andrews Crescent, Cardiff CF10 3DD



	SQ M	SQ FT
<b>BASEMENT</b>		
STORAGE	13.9	150
OFFICE	41.9	451
<b>GROUND FLOOR</b>		
KITCHEN	7.3	78
RECEPTION	14.3	154
OFFICE	31.7	341
<b>FIRST FLOOR</b>		
OFFICE	50.5	543
<b>SECOND FLOOR</b>		
OFFICE	60.3	649
<b>TOTAL NET FLOORAREA</b>	<b>219.9</b>	<b>2,366</b>



### CAR PARKING LAYOUT





## Location

20 St Andrews Crescent is located within part of Cardiff's established professional office core. Situated close to City Hall, The National Museum of Wales, Cardiff University and only 300 metres from Cardiff's prime pedestrianised retail and leisure area.

- 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.
- As well as established on-site parking there is ample on-street parking, including EV charging points in the vicinity. A NCP car park is situated approximately 150 metres away.
- There are a number of bus stops on Dumfries Place which is 150 metres South, and Cardiff Queen Street Rail Station is within 500 metres.

## Description

20 St Andrews Crescent comprises a three storey period property providing good quality modern self contained office building incorporating toilet and kitchen facilities, double glazed windows and gas fired central heating.

## Accommodation

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

<b>Basement</b>	= 601 sq.ft.	55.8 sq.m.
<b>Ground Floor</b>	= 573 sq.ft.	53.3 sq.m.
<b>First Floor</b>	= 543 sq.ft.	50.5 sq.m.
<b>Second Floor</b>	= 649 sq.ft.	60.3 sq.m.
<b>Total</b>	= 2,366 sq.ft.	219.9 sq.m.

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £33,250 | Rates Payable = £16,692**

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

**£38,000 per annum plus VAT**

## Energy Performance Certificate

C71

## 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.

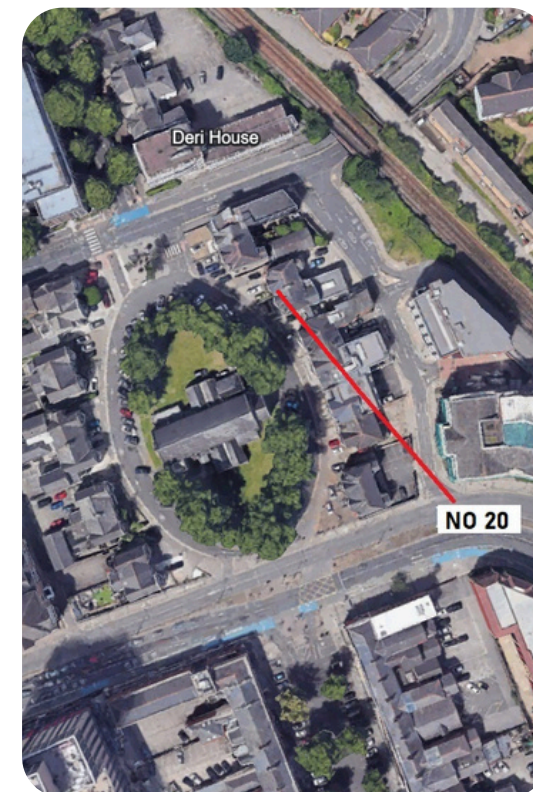
## Car Parking

Up to 4 spaces at the front and 6 back to back spaces at the rear, please see attached car parking plan.

## What3Words

page.chimp.circle

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/fletchermorgan) | [/JohnJames](https://www.linkedin.com/company/fletchermorgan)

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

