

# TO LET

1,809 TO 3,797 SQ. FT. CITY CENTRE OFFICE WITH PARKING

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28 Park Place, Cardiff CF10 3BA



**Fletcher  
Morgan**



3-7 Drake Walk, Waterfront 2000, Cardiff CF10 4LG





## Location

The property is situated on Drake Walk which forms part of the Waterfront 2000 development. It is ideally located with Cardiff Central Railway Station just 0.6 miles from the property. St David's 2 shopping centre, anchored by John Lewis and Cardiff's main retail and leisure facilities are located within close proximity. 3-8 Drake Walk is located adjacent to the Capital Quarter office development, a Novotel Hotel and Kin+Ilk coffee shop.

The property is easily accessed by car via the A4232 which links directly into Cardiff Bay and J33 of the M4. Junctions 29 and 30 of the M4 Motorway to the east is accessible via Newport Road and the A48M.

## Description

3-7 Drake Walk comprises a modern, purpose built office building with office space set over five floors. The property currently comprises a mix of open plan and cellular office space that could be adapted to suit specific office requirements. The property benefits from three entrances and service cores, hence could be divided to provide up to three self-contained office buildings if required, or let in its entirety.

- Raised access flooring
- Shower facility
- 24 hour access
- Suspended ceilings
- Central heating
- Perimeter trunking
- Recessed lighting

## Accommodation

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

<b>Ground Floor</b>	<b>= 1,809 sq.ft.</b>	<b>  168.06 sq.m.</b>
<b>First Floor</b>	<b>= 1,988 sq.ft.</b>	<b>  184.69 sq.m.</b>
<b>Total</b>	<b>= 3,797 sq.ft.</b>	<b>  352.75 sq.m.</b>

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £38,000 | Rates Payable = £19,076**

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.

## Rent

**£12.50 per sq. ft. plus VAT**

## Energy Performance Certificate

C73

## VAT

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

## Costs

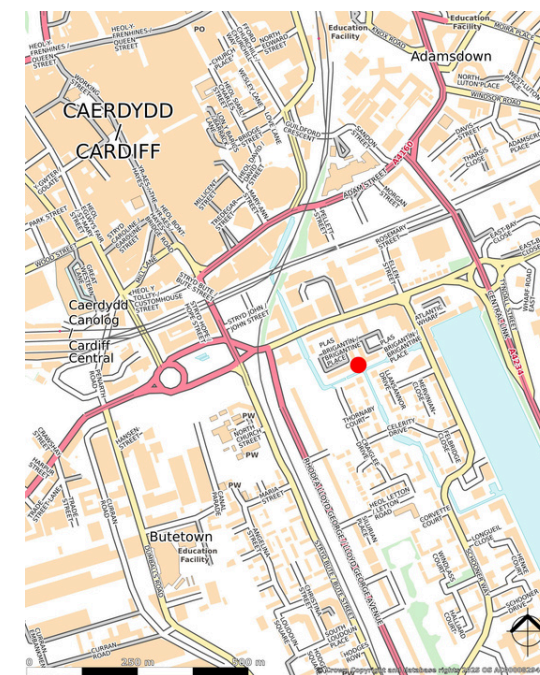
Each party is to bear their own legal and professional costs incurred in the transaction.

## Car Parking

1 parking space per 317 sq ft (12 car parking spaces)

## What3Words

erase.tiny.still



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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