

TO LET

FROM 1,471 TO 5,143 SQ. FT. OFFICE WITH 11 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

Bonded Warehouse, Atlantic Wharf, Cardiff CF10 4HE



Location

Bonded Warehouse is located between Cardiff Bay and the City Centre overlooking Bute East Dock. Opposite is Capital Quarter, within 0.5 miles of Callaghan Square providing great access to the thriving business and creative hubs of Cardiff. The footbridge linking the Enterprise Zone with the city centre within a 10 minute walk provides quick and easy access to a great number of Cardiff's amenities.

Description

Re-branded and re-designed dockside office building including common areas and W.C.'s. The property is a refurbished office building with newly installed:

- Raised access floors
- Modern lighting
- Characterful industrial style
- High specification offices
- Flexible open plan floors
- Dockside views
- Ample on-site parking and cycle parking facilities
- EPC B36

The 3rd floor can be split into 2 suites of 1,471 sq ft and 2,562 sq ft, each suite will include:

- Desks and chairs
- Kitchen
- Meeting rooms
- Cabling

Accommodation

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

Ground Floor	2,012 sq.ft.	 186.92 sq.m.
Third Floor	3,131 sq.ft.	 290.88 sq.m.
Total	5,143 sq.ft.	 477.80 sq.m.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = GF - £38,750 | 3RD - £53,500
Rates Payable = GF - £19,452 | 3RD - £26,857

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

£16.50 per sq ft per annum exclusive

£20 per sq ft for fitted suite

Service Charge

The Tenant will be liable for payment of a Service Charge.

Car Parking

Ground Floor - 6 spaces | Third Floor - 5 spaces

Energy Performance Certificate

A25

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.

What3Words

poems.porch.booth

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

✉ matthew.jones@fletchermorgan.co.uk

