

# TO LET/FOR SALE

2,928 SQ. FT. OFFICE ACCOMMODATION WITH 6 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**

Rent/Price  
is not  
subject to  
VAT

52 The Parade, Cardiff CF24 3AB



## Location

The property is located on The Parade near Cardiff City Centre. The Parade runs parallel to Newport Road which is a main arterial route leading into Central Cardiff and out towards the East.

City Centre amenities are within a short walk and include retail offering of St David's Shopping Centre and the Arcades, Cardiff Library and the Millennium Stadium.

Junction 32 of the M4 Motorway is easily accessible via the A470 approximately 4 miles to the North. Queen Street Rail Station is a 5 minute walk whilst Cardiff Central Station is a 15 minutes walk.

The location is popular with both office and D1 uses including health consultant's clinics, such as Synergy Dental Laboratory, YCS Therapy Centre and The Centre Cardiff.

## Description

The property is a 2 storey, semi-detached period building with a pitched roof, that has been recently extended to the rear. The office accommodation has been modernised to a high standard and comprises:

- Dedicated reception area
- 3 No: WC
- Shower
- Kitchen/break out area
- Boardroom to ground floor
- Bespoke high quality fit out
- Dedicated comms/server room
- Internal security shutters to windows

## Accommodation

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

<b>Ground Floor</b>	<b>= 1,268 sq.ft.</b>	<b>  117.8 sq.m.</b>
<b>First Floor</b>	<b>= 1,660 sq.ft.</b>	<b>  154.2 sq.m.</b>
<b>TOTAL</b>	<b>= 2,928 sq.ft.</b>	<b>  272.0 sq.m.</b>

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £39,000 | Rates Payable = £19,578**

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.

## Parking

There is a car park at the rear of the property, accessed via the lane. There is room for circa 6 cars when double parked.

## Rent/Price

**Rent - £42,500 per annum exclusive**  
**Price - On application**

**RENT/PRICE IS NOT SUBJECT TO VAT**

## Costs

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

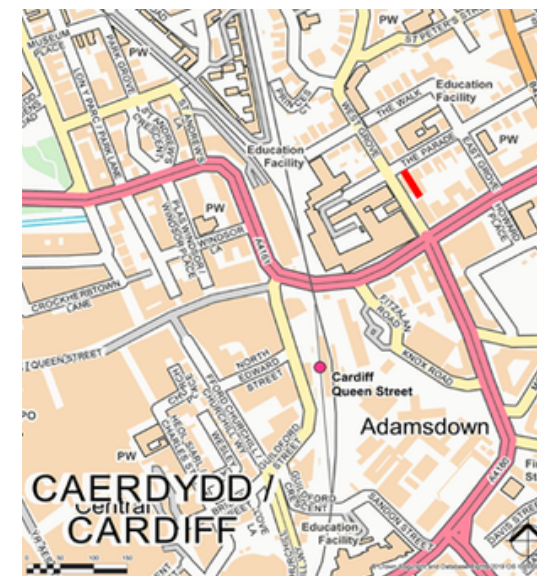
## VAT

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

Rent/Price is not subject to VAT

## What3Words

[pepper.joined.mini](https://www.what3words.com/pepper.joined.mini)



## Energy Performance Certificate

On application

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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