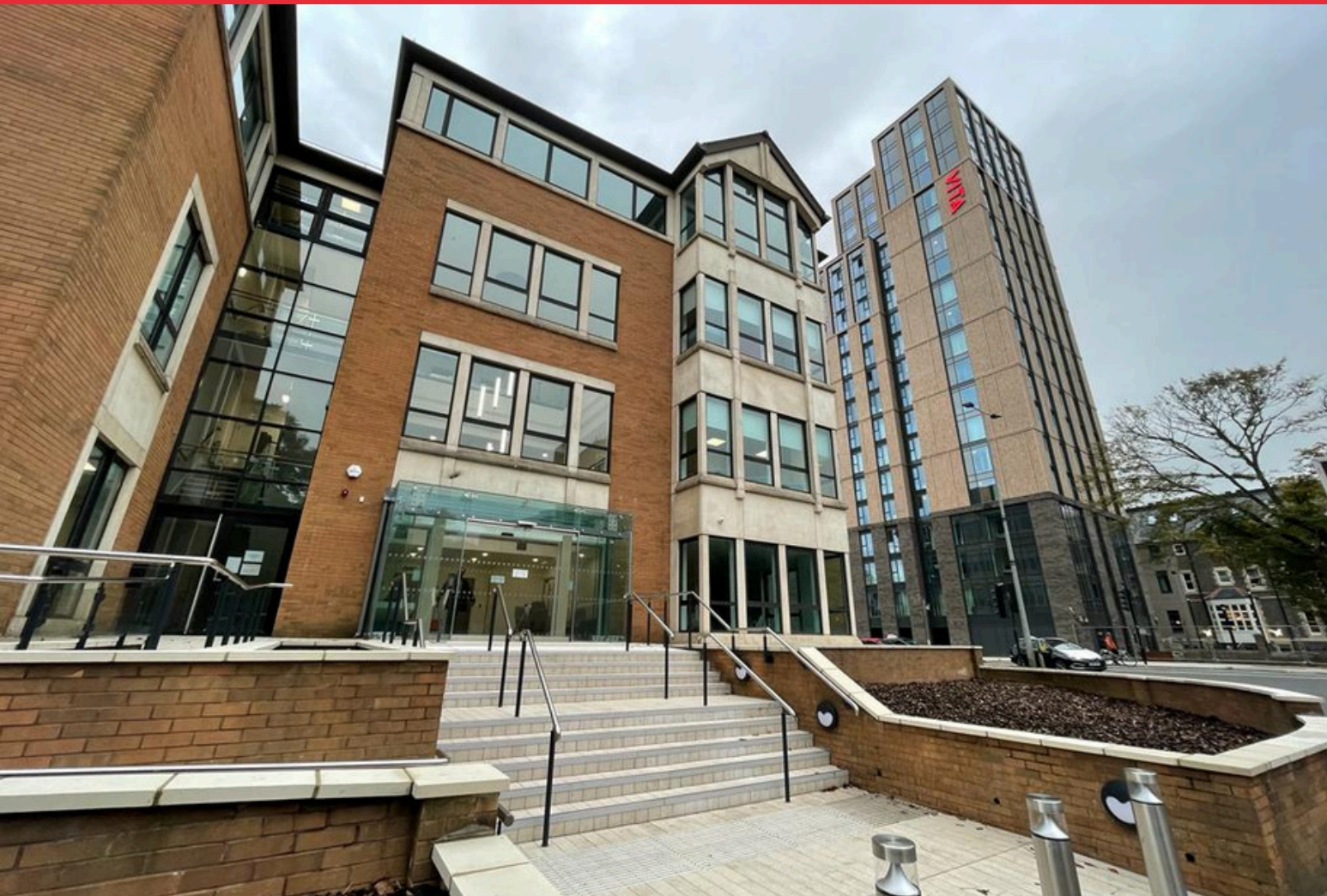


# TO LET

029 2037 8921 

fletchermorgan.co.uk 

8,656 TO 19,516 SQ. FT. GRADE A CITY CENTRE OFFICE WITH CAR PARKING  28 Park Place, Cardiff CF10 3BA



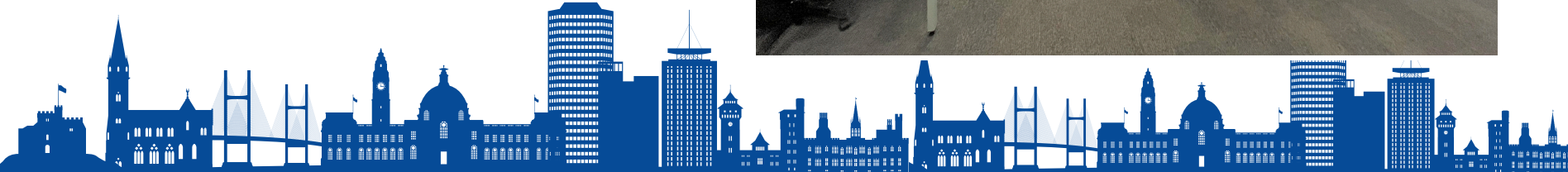
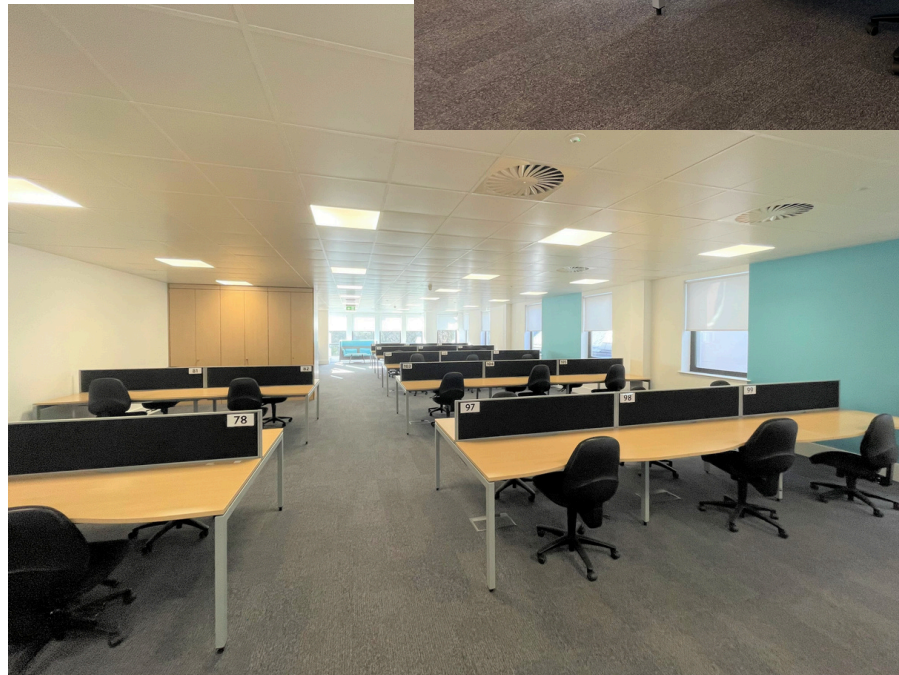
**Fletcher  
Morgan**



**Oakleigh House, 14-16 Park Place, Cardiff CF10 3DQ**



### Internal Photographs Second Floor



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



## Location

Oakleigh House occupies a prominent position at the junction of Park Place and Boulevard de Nantes, just north of the main shopping area of Queen Street and St Davids Shopping Centre which are only a few minutes walk away. The property is in close proximity to Cardiff University and the main Civic buildings including the National Museum of Wales, Cardiff City Hall and Cardiff University.

The property is easily accessible to Cardiff Central Bus and Train Stations, as well as Queen Street Station, and there are a number of public multi storey car parks in close proximity to the building.

## Description

The property provides a recently refurbished self-contained office building comprising basement, ground and three upper floors. The available suites are on the second and third floors and comprise:

- Extensive views
- New self contained VRF cooling and heating system
- Metal suspended ceilings
- Recessed lighting
- Double glazing
- Glazing to new courtyard area

The entrance is fully glazed and opens into an atrium which extends up to the second floor level. The building includes cycle parking, shower and changing facilities and secure undercroft car parking.

The second floor can be let on a plug and play basis with 150 desk available with 5 meeting rooms, breakout area, kitchen and lockers.

## Accommodation

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

<b>Second Floor Suite</b>	<b>10,860 sq.ft.</b>	<b>  1,008.92 sq.m.</b>
<b>Third Floor Suite</b>	<b>8,656 sq.ft.</b>	<b>  804.17 sq.m.</b>
<b>Total</b>	<b>19,516 sq.ft.</b>	<b>  1,813.09 sq.m.</b>

## Rates

The Rateable Value of the property is as follows:

2025/26 based on UBR multiplier of £0.568p

**Rateable Value = 2nd - £125,000 | 3rd - £103,000**  
**Rates Payable = 2nd - £71,000 | 3rd - £58,504**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available on a FRI lease by way of service charge, assignment or sublet basis.

## Rent

**On application**

## Energy Performance Certificate

B35

## 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

The 2nd floor suite benefits from 6 undercroft car parking spaces. The 3rd floor suite benefits from 5 undercroft car parking spaces.

## What3Words

[angel.expand.vows](https://www.what3words.com/angel.expand.vows)



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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