

FOR SALE

CITY CENTRE OFFICE WITH DEVELOPMENT POTENTIAL

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



Fletcher Morgan

8 Trade Street, Cardiff CF10 5DQ



Location

The property is situated in Trade Street off Penarth Road which is located south of Cardiff City Centre in an area of the city undergoing considerable regeneration.

Neighbouring developments include:

- Brickworks - 100 apartments
- Packaged Living - 245 BTR units
- Platform Living - 208 BTR units
- Vastint 40 acre - 2,500 new homes and 500,000 sqft of commercial space
- Central Quay - mixed use scheme with 1,000 new apartments

Central Rail and Bus Stations are 5 minutes walk with the City Centre 10 minutes walk. Cardiff Bay is 1 mile to the south, approximately 30 minutes walk.

Description

The two storey end terraced property consists of ground floor storage/warehouse space with first floor offices. There is a rear courtyard that provides access to Trade Street Lane.

We believe the site is suitable for a variety of uses such as residential, hotel, serviced apartments, office or leisure – subject to planning.

Accommodation

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

Ground Floor	= 5,821 sq.ft.	 541 sq.m.
First Floor	= 3,250 sq.ft.	 302 sq.m.
Total	= 9,071 sq.ft.	 843 sq.m.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £32,000 | Rates Payable = £16,064

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

Tenure

The Property is available on a Freehold basis.

Purchase Price

On application

Energy Performance Certificate

F131

VAT

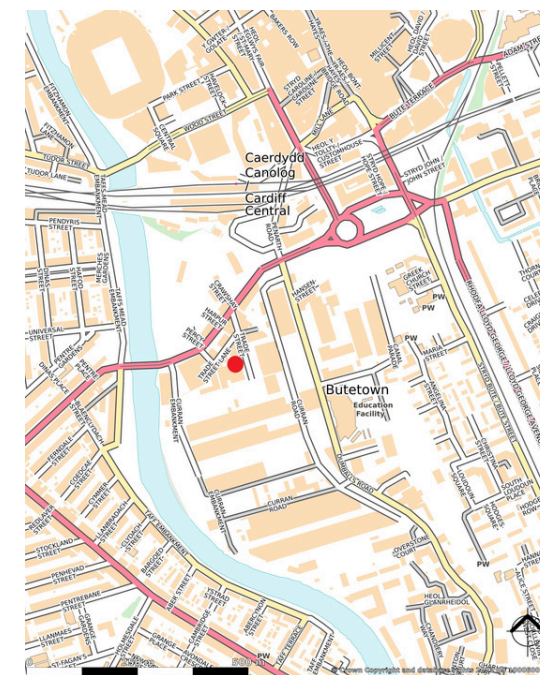
All figures quoted are exclusive of V.A.T. where applicable.

Costs

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

What3Words

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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.

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