

TO LET

1,171 SQ. FT. SELF-CONTAINED PERIOD OFFICE OVER GROUND FLOOR
AND BASEMENT WITH 2 CAR PARKING SPACES

029 2037 8921



fletchermorgan.co.uk



28 Park Place, Cardiff CF10 3BA



**Fletcher
Morgan**

20 St Andrews Crescent, Cardiff CF10 3DD



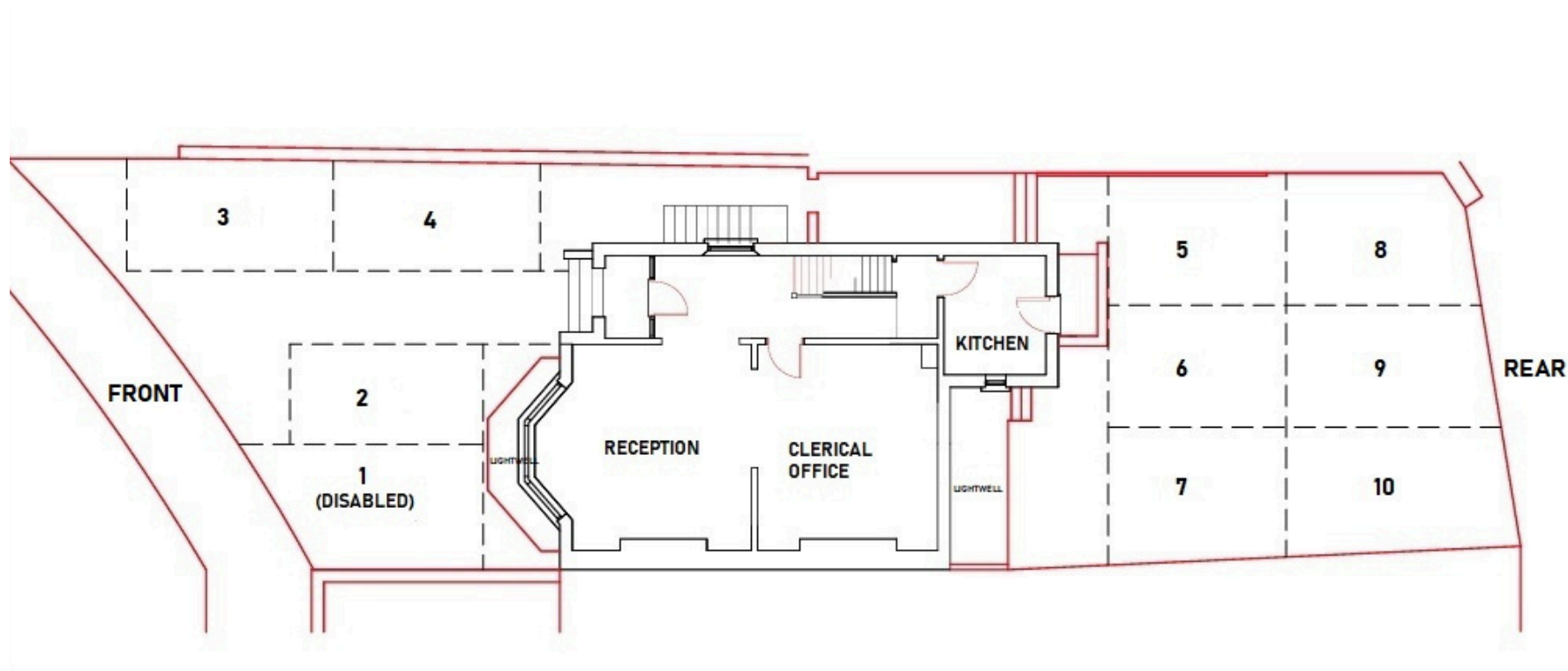
BASEMENT

GROUND FLOOR

	SQ M	SQ FT
BASEMENT		
STORAGE	13.9	150
OFFICE	41.9	451
GROUND FLOOR		
KITCHEN	7.3	78
RECEPTION	14.3	154
OFFICE	31.7	341



CAR PARKING LAYOUT



**Fletcher
Morgan**



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

20 St Andrews Crescent is located within part of Cardiff's established professional office core. Situated close to City Hall, The National Museum of Wales, Cardiff University and only 300 metres from Cardiff's prime pedestrianised retail and leisure area.

- Easy access from main road networks, Junction 32 of the M4 motorway is just 15 minutes North and the A48 bypass is 1 mile North.
- As well as established on-site parking there is ample on-street parking, including EV charging points in the vicinity. A NCP car park is situated approximately 150 metres away.
- There are a number of bus stops on Dumfries Place which is 150 metres South, and Cardiff Queen Street Rail Station is within 500 metres.

Description

The newly refurbished office property now provides ground and basement accommodation suitable for a variety of uses, subject to planning.

The ground floor benefits from being open plan with a rear kitchen and self-contained access point.

The basement has natural light and has the ability to accommodate a toilet.

Accommodation

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

Basement	=	600 sq.ft.		55.8 sq.m.
Ground Floor	=	571 sq.ft.		53.1 sq.m.
Total	=	1,171 sq.ft.		108.9 sq.m.

Rates

The Rateable Value of the property ground floor and basement is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £12,443 | Rates Payable = £6,246

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

£25,000 per annum plus VAT

Energy Performance Certificate

C71

VAT

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

Costs

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

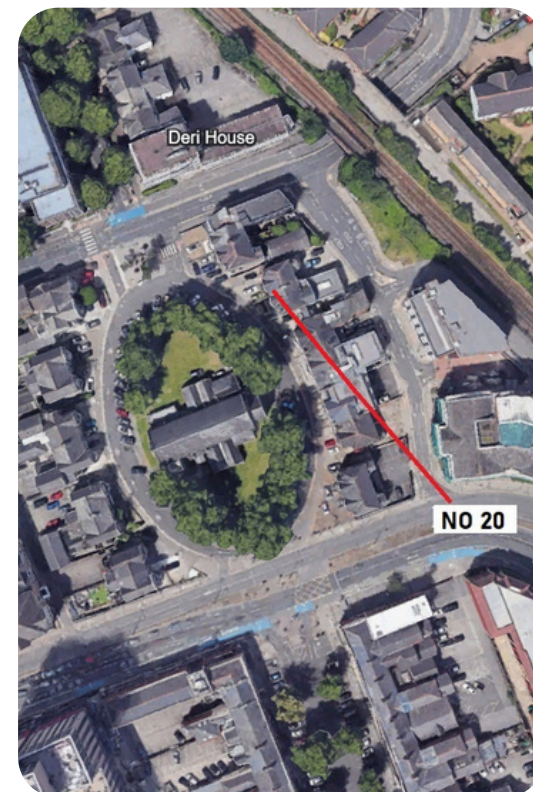
Car Parking

There are 2 car parking spaces available.

What3Words

[page.chimp.circle](https://www.what3words.com/p/chimp/circle)

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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