

TO LET

1,410 SQ. FT. NEWLY REFURBISHED FIRST AND SECOND FLOOR OFFICE SUITE
WITH 4 CAR PARKING SPACES

029 2037 8921



fletchermorgan.co.uk

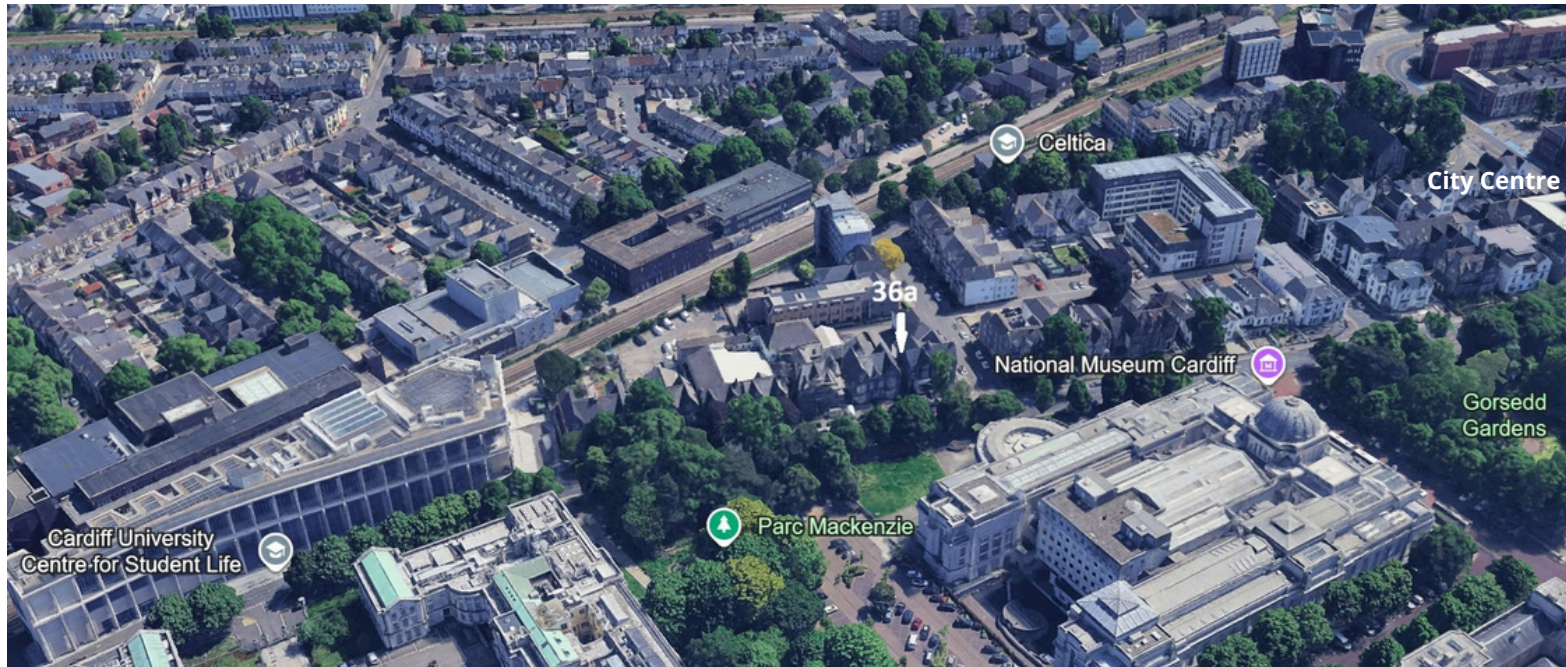


28 Park Place, Cardiff CF10 3BA



**Fletcher
Morgan**

36a Park Place, Cardiff CF10 3BB



Location

The property is located in a prominent position in Park Place with views across the Cardiff Civic Centre, City Hall, National Museum of Wales and Gorsedd Gardens.

Park Place is established as one of Cardiff's premiere professional districts and benefits from its close proximity to Queen Street and Cardiff Central railway stations and the Central Bus Service. All the amenities of Cardiff City Centre are within a short walk. Cardiff University Campus occupies much of the surrounding area and there are many local café bars and coffee shops.

There are also a number of EV charging points available in the vicinity.

Description

The property comprises a three storey period building offering newly refurbished good quality office accommodation.

The first floor is currently divided into three offices plus a landing/reception area. There is a separate kitchen area between the first and second floors.

The second floor provides three offices, one of which is traditional block wall and two that are glass subdivided. The first and second floor self contained office comprising the following:

- New suspended ceiling with LED lighting
- Carpets
- Heating / cooling system
- Fitted kitchen
- WC's

Accommodation

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

Ground Floor self contained street access.

First floor	653 sq.ft.	60.66 sq.m.
Second floor	678 sq.ft.	63.00 sq.m.
Kitchen	79 sq.ft.	7.34 sq.m.
Total	1,410 sq.ft.	131.00 sq.m.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £14,500 | Rates Payable = £7,279

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

Tenure

The subject property is an assignment of the unit on a full repairing and insuring basis for a term of 6 years which commenced 12th March 2026 expiring 11th March 2032 with a tenant break option 12th March 2029 subject to 6 month notice.

Alternatively a sublet may be considered.

Parking

The property benefits from 4 back to back demised car parking spaces.

Rent

£24,000 per annum exclusive

Energy Performance Certificate

C72

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.

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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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.

22/09/2026