CARDIFF CITY CENTRE FREEHOLD OFFICE INVESTMENT
ODDFELLOWS HOUSE, 19 NEWPORT ROAD, CARDIFF CF24 0AA

029 2037 8921
fletchermorgan.co.uk
28 Park Place, Cardiff CF10 3BA

Fletcher Morgan





RICS

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.

The Investment Opportunity

- Freehold office investment occupying a prominent position on Newport Road, the main arterial route into Cardiff City Centre.
- Cardiff is the economic, government and cultural capital of Wales.
- Cardiff is the fastest improving city in the UK according to PWC.
- Large population of 1.6m within a 45-minute drive-time which is set to grow by 20% over the next 20 years.
- Three storey building comprising 8,772 sq ft with 10 car parking spaces.
- The freehold comprises occupational leases on the ground and second floors. The office suites on the first floor which have recently been refurbished and are now available for letting.
- Existing tenants include The Oddfellows Society, VF Services Limited, Synergy Dental and Bruton Knowles.
- The building has exciting potential for alternative use for residential/student, etc.
- Seeking offers in the region of £1.1m (One Million, One Hundred Thousand Pounds) - equates to £125/sqft Capital Value.





RICS

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

Oddfellows House is situated in a prominent position on the north side of Newport Road, 100 metres from Queen Street Railway Station and on a regular bus route.

The property is located in one of Cardiff's prime office locations with Legal & General, UK Border Agency, Cardiff University and GMB established in the area. Holland House 4 star Hotel is opposite. Queen Street shopping area is 5 minutes walk where nationals including Sainsbury's, Caffe Nero, The Gym Group, Tesco and Natwest are located.

Description

Oddfellows House is a detached three storey office building and comprises the following specification:

- Carpeted throughout.
- Plastered & painted walls.
- Open plan layout with additional cellular offices.
- Passenger lift.
- Double glazing.
- Perimeter trunking.
- Comfort cooling and heating.
- Male & Female WC's.
- Kitchen facilities.

Tenure

Freehold

Car Parking

The property has a large self contained rear car park with 10 spaces.

Accommodation

The areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice. We have not measured the accommodation and the areas have been supplied to us.

Ground Floor Left	**1,518 sq.ft.**	**| 141 sq.m.**
Ground Floor Right	**1,478 sq.ft.**	**| 137 sq.m.**
First Floor Left	**1,502 sq.ft.**	**| 140 sq.m.**
First Floor Right	**1,459 sq.ft.**	**| 135 sq.m.**
Second Floor Left	**1,485 sq.ft.**	**| 138 sq.m.**
Second Floor Right	**1,330 sq.ft.**	**| 124 sq.m.**
TOTAL	**8,772 sq.ft.**	**| 815 sq.m.**

Tenancy Details

	Lease Expiry	Break
The Oddfellows Society Ground Floor Left	31/07/2031	01/08/2026 on 6 months notice
VF Services Ltd Ground Floor Right	14/07/2027	14/07/2025 on 6 months notice
Synergy Dental First Floor Left	23/09/2031	N/A
Vacant First Floor Right		
Vacant Second Floor Left		
Bruton Knowles Second Floor Left	17/02/2026	Holding over

TOTAL RENT £114,036 PA

Copy of leases available on request

Energy Performance Certificate

C75

VAT

It is anticipated that the sale will be treated as a Transfer As A Going Concern (TOGC).

Costs

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

What3Words

tent.banana.ritual

RICS

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.

Tenants Profile

The Oddfellows Society
Provide expert care and welfare support in the local community. Established over 200 years ago with 99 branches nationwide.

VF Services (UK) Limited t/a VFS Global
Creditsafe RatIng of 80 defined as very low risk.
Supplier of international visas and official partner of UK Visas and Immigration.

Synergy Dental
Specialist dental laboratory originally incorporated in 1999, with management restructure in 2009.

Bruton Knowles
Creditsafe Rating of 62 defined as low risk.
Commercial property agents covering England, Wales and Scotland.

Proposal

We are instructed to seek offers in the region of £1.1m subject to contract and exclusive of VAT equating to £125/sqft Capital Value.

Contact us for further information.

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

Matthew Jones
029 2034 7054
07968 769325
/MatthewJones
matthew.jones@fletchermorgan.co.uk



Fletcher Morgan

RICS

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.
24/09/2026