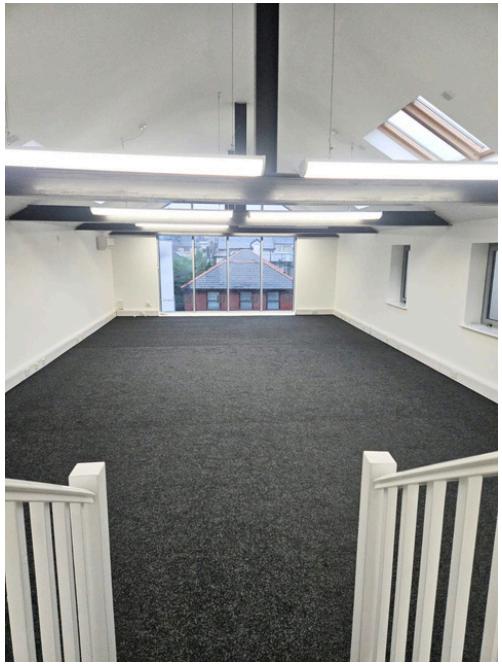
TO LET

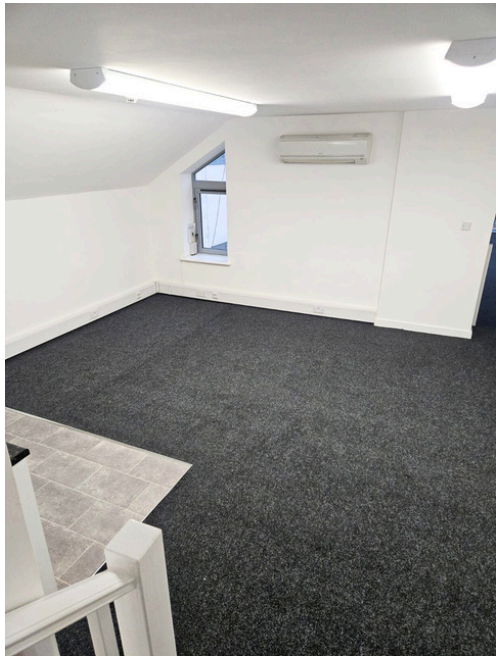
OFFICE SUITES FROM 1,459 SQ. FT. TO 2,944 SQ. FT. WITH 4 CAR PARKING SPACES

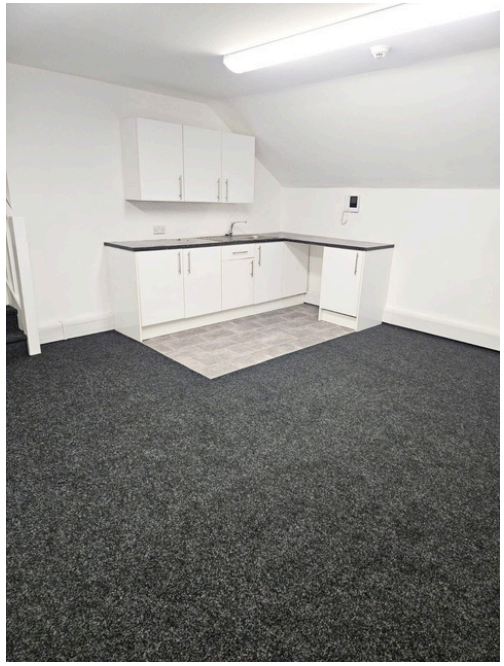
029 2037 8921
fletchermorgan.co.uk
28 Park Place, Cardiff CF10 3BA

Fletcher Morgan

Oddfellows House, 19 Newport Road, Cardiff, CF24 0AA







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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.

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. The office suites available are at first and second floor and incorporate:

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

Car Parking

There are 2 parking spaces per suite.

Accommodation

The accommodation is available as set out below or can be combined.

First Floor Right	**1,459 sq.ft.**	**| 135.54 sq.m.**
Second Floor Left	**1,485 sq.ft.**	**| 137.96 sq.m.**
TOTAL	**2,944 sq.ft.**	**| 273.50 sq.m.**

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

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £14.00/sqft (estimated)
Rates Payable = £7.03/sqft (estimated)

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 by way of service charge for a term to be agreed.

Rent

£13.00 per sq ft per annum exclusive

Service Charge

Details available on application to the agent.

Energy Performance Certificate

C75

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

tent.banana.ritual

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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RICS

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24/09/2026