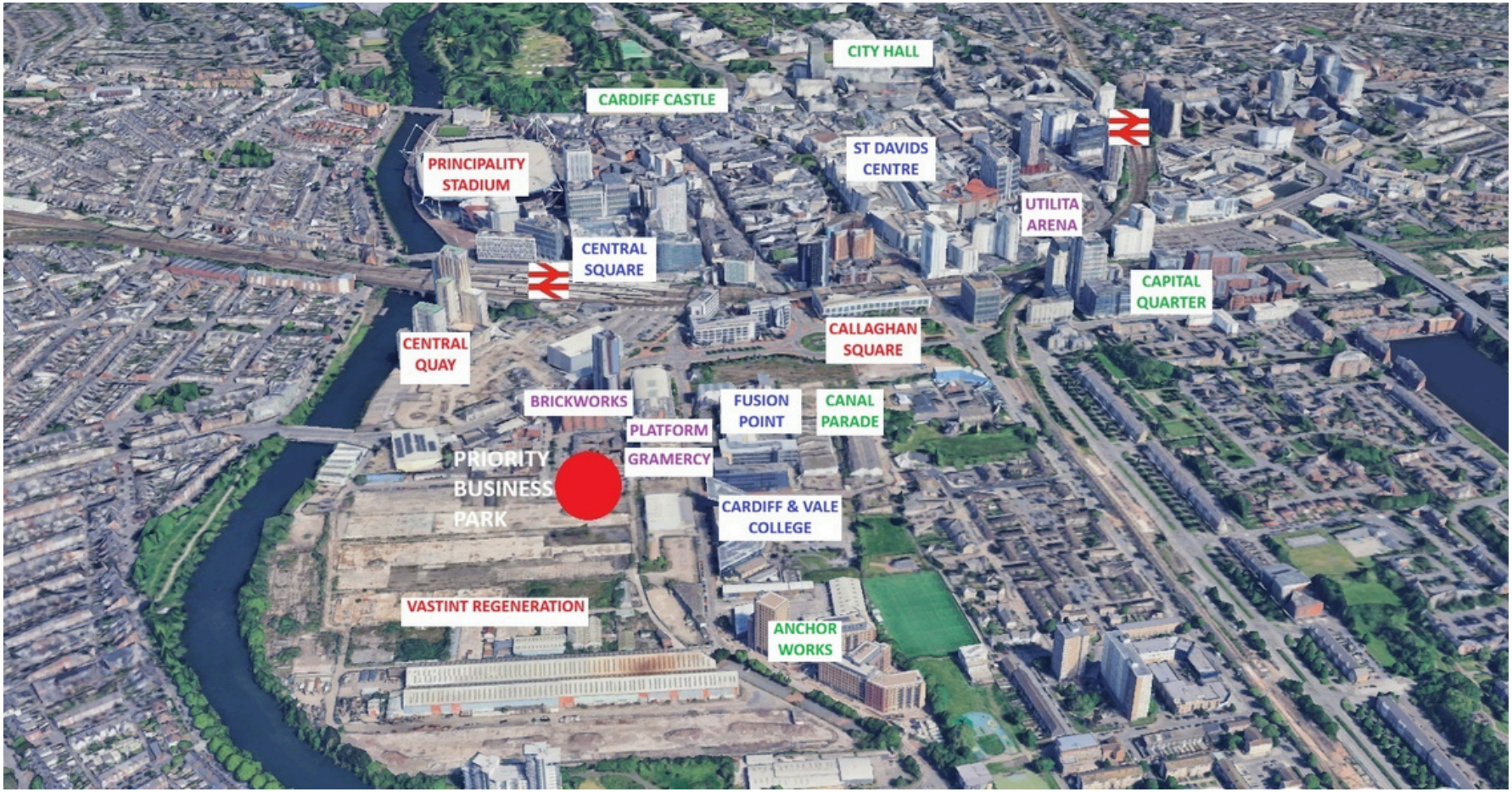
TO LET/FOR SALE

CITY CENTRE OFFICE WITH WAREHOUSE AND SUBSTANTIAL PARKING

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



Priority Business Park, Trade Street, Cardiff CF10 5DT



Planning

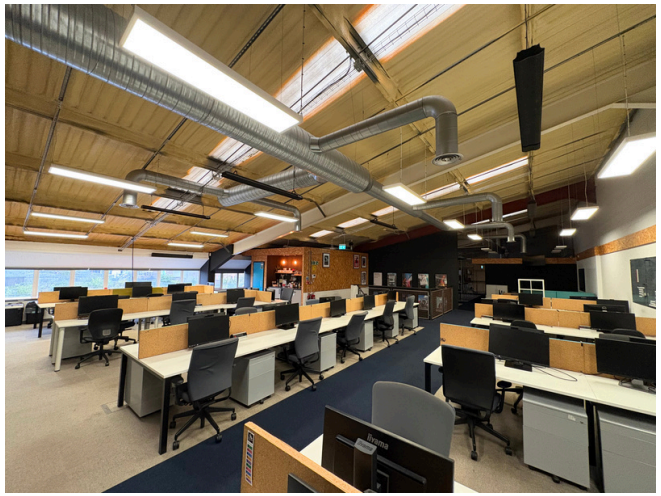
The site has a pre-application with Cardiff Council dated August 2024 to show:

14 storeys | 214 residential units with 5,215 sq ft of amenity and 3,109 sq ft of commercial

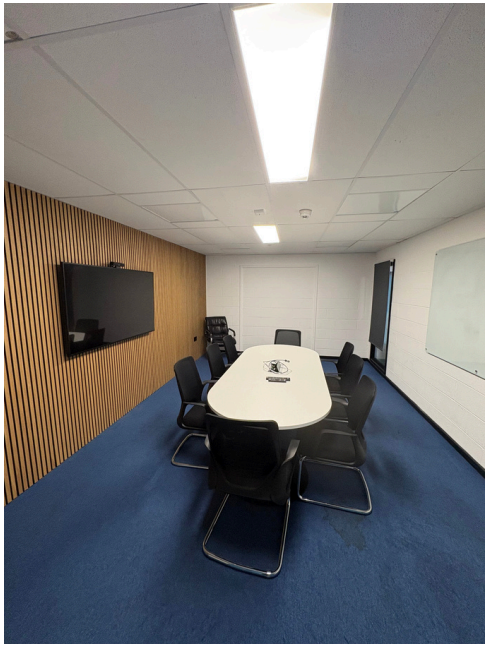
RICS

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.













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

The property has dual access from Curran Road and Trade Street located a short distance from the City Centre and within a 5 minute walk from Cardiff Central Rail and Bus Stations. The property is within easy access of the A4232 leading to the A48 and M4 and to Cardiff Bay.

The surrounding area has had substantial investment and regeneration with new office schemes including Central Square, Capital Quarter, Central Quay, Canal Parade and Callaghan Square. On Curran Road is the new Gramercy Tower which consists of 188 apartments over 27 storeys, along with Platform which has 206 apartments.

The Brickworks to the rear on Trade Street comprises 100 apartments over 9 storeys, and Vastint 4,000 new homes will start on site in the next 12 months. This development will also include office and leisure.

Description

The detached warehouse consists of a mixture of quality offices and warehouse, with substantial parking to the front and a rear gated yard.

The offices consist of a large reception area with kitchen/coffee lounge. The ground floor mainly consists of boardrooms and studios, with male and female toilets. To the first floor is open plan offices with further boardrooms and toilet/kitchen facilities. The offices come fully furnished.

The rear warehouse is mainly open plan with a small mezzanine area which can be accessed via the offices. There is roller shutter access to the front and rear external yard areas, with further kitchen and toilet facilities.

Accommodation

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

Ground Floor Front Offices	**6,198 sq.ft.**	**576 sq.m.**
Ground Floor Rear Storage	**4,110 sq.ft.**	**382 sq.m.**
First Floor Offices	**3,766 sq.ft.**	**350 sq.m.**
First Floor Storage	**1,108 sq.ft.**	**103 sq.m.**
Rear Warehouse 1	**2,130 sq.ft.**	**198 sq.m.**
Rear Warehouse 2 (LET)	**** 2,021 sq.ft.***	**** 187 sq.m.***
Total	**19,333 sq.ft.**	**1,796 sq.m.**

Site Totals 0.83 acres

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £59,500 | Rates Payable = £29,869

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

Tenure

The property is available by way of a new Full Repairing and Insuring lease. Alternatively, the freehold could be purchased.

Please note there is a rear warehouse that has been let. If you are interested in purchasing the freehold, lease information is available on request.

Rent/Price

Rent - £160,000 per annum exclusive (* excludes let rear warehouse)

Guide Price – on application

Energy Performance Certificate

C61

VAT

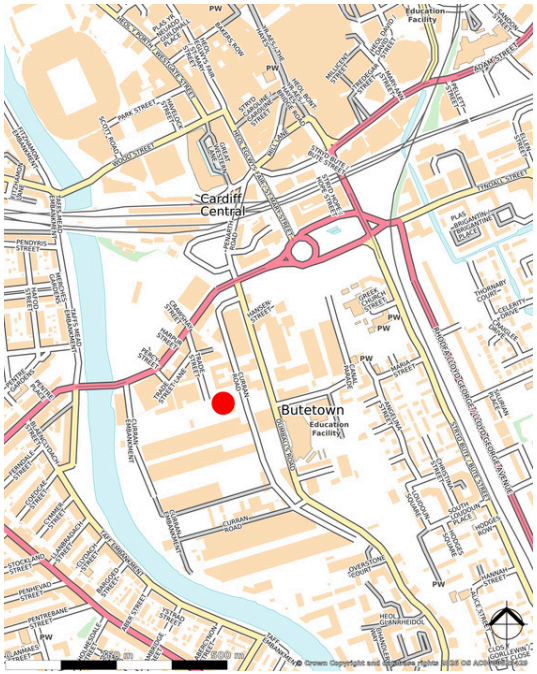
All figures quoted are exclusive of V.A.T. where applicable.

Costs

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

What3Words

leads.courier.twig



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.
26/10/2026