



**2 North Road**  
Cathays, Cardiff, CF10 3DY

**For Sale: City centre office  
with development potential  
(subject to planning)**

**1,680 sq ft**  
(156.08 sq m)

- Freehold
- Development potential (subject to planning)
- Parking
- Close proximity to the city centre
- Mixed use location

# 2 North Road, Cathays, Cardiff, CF10 3DY

## Summary

Available Size	1,680 sq ft
Price	£280,000
Rates Payable	£8,662 per annum
Rateable Value	£15,250
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

## Description

The property is a three storey, semi-detached bay fronted building, which has been extended at the rear.

A rear access lane provides vehicle access and parking for 3 vehicles.

The property provides cellular office accommodation with WC and kitchen facilities.

The specification includes: carpeted floors, gas central heating and fluorescent lighting.

## Location

The property fronts onto North Road, approximately half a mile from the City Centre. North Road is one of Cardiff's main routes in to the City Centre and provides quick access to J32 of the M4 and A470.

The property is in close proximity to public transport including a bus stop nearby providing regular service around the City. Cardiff Central Railway Station and Queen Street Station are both a walkable distance from the property.

The property forms part of a row of similar properties providing a mixture of office and residential accommodation. Cardiff University has a strong presence in the area.

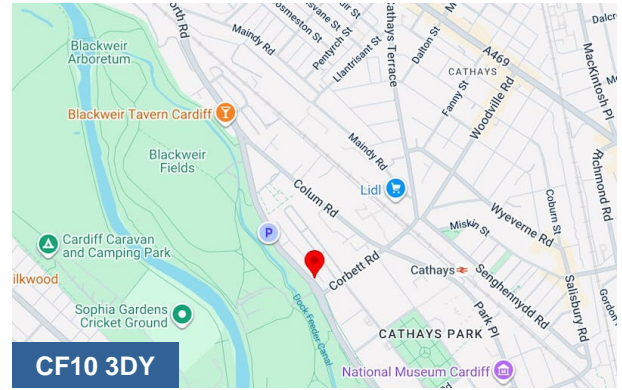
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	622	57.79	Available
1st	663	61.59	Available
2nd	395	36.70	Available
<b>Total</b>	<b>1,680</b>	<b>156.08</b>	

## Terms

The property is available Freehold, with vacant possession.



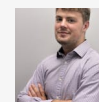
## Viewing & Further Information



**Mark Siddons**

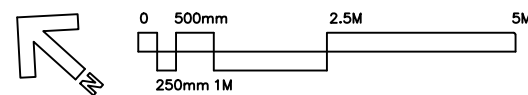
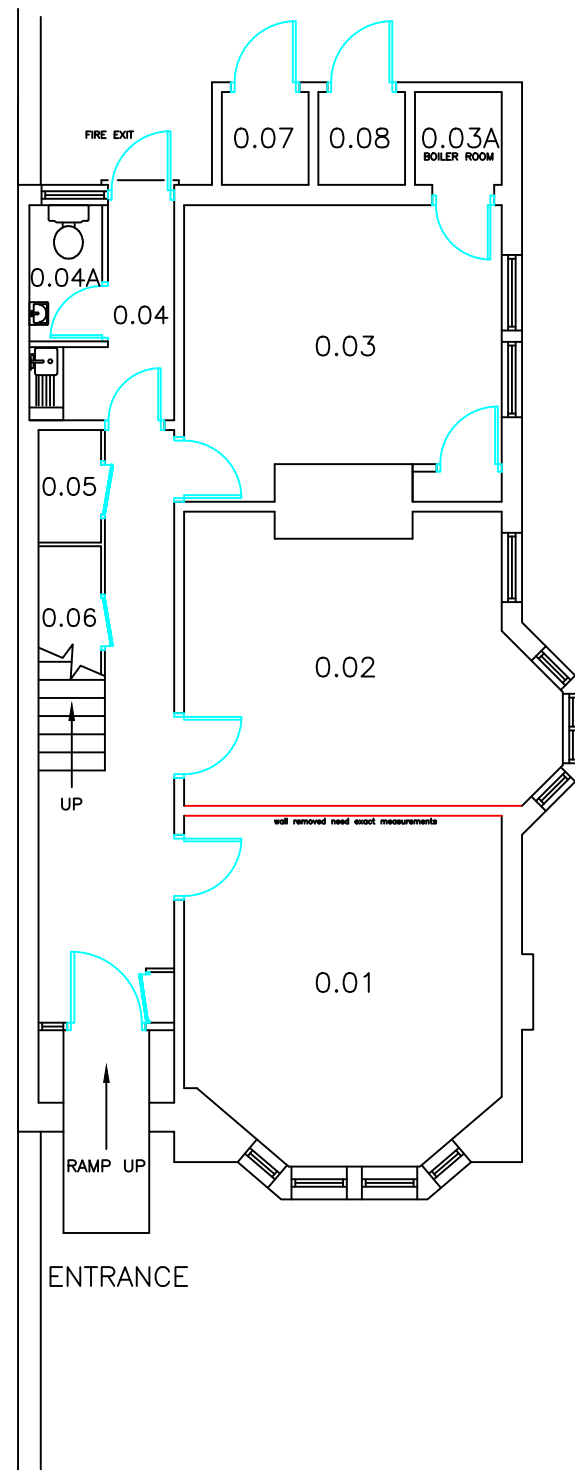
029 2034 6361

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**Tal Williams**

tal.williams@coark.com

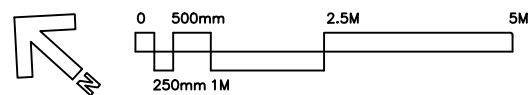
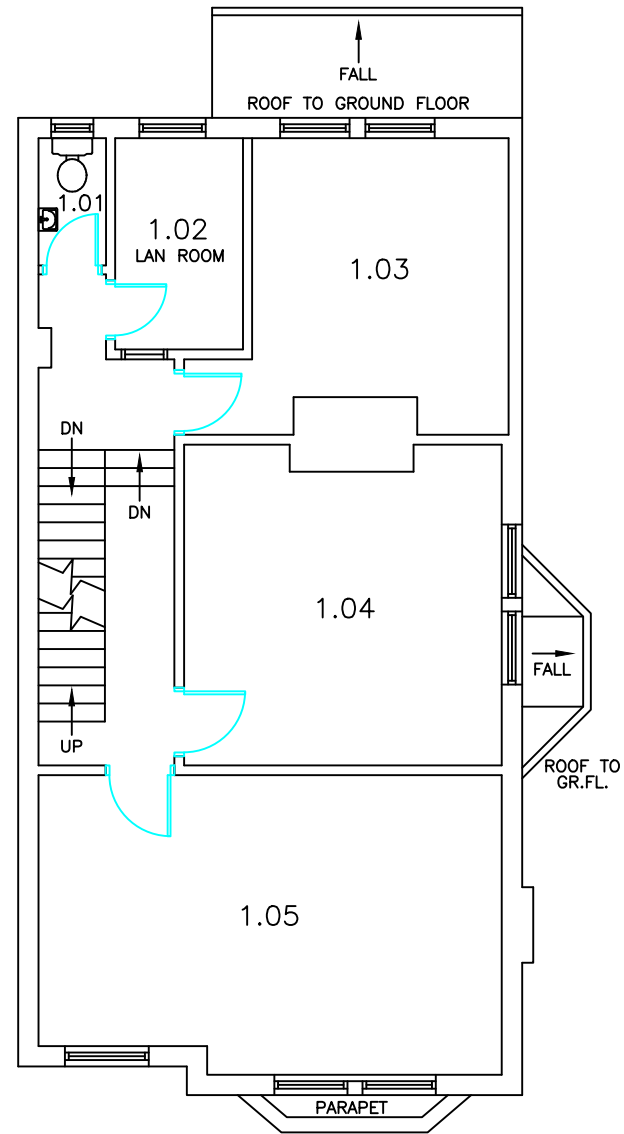


**Estates**

Title  
**No. 2 NORTH ROAD.  
 GROUND FLOOR PLAN.**

Scale: <b>1:100\A3 SHEET</b>	Original Layout Drawn: GPI
Last Revised Drawn/Date:	RLF - 10/07/2024
Rec. Drg. No.:	AQ\AQ05\FP\00

**Record Drawing**

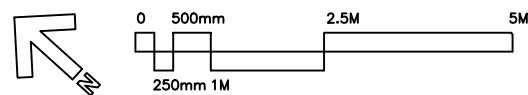
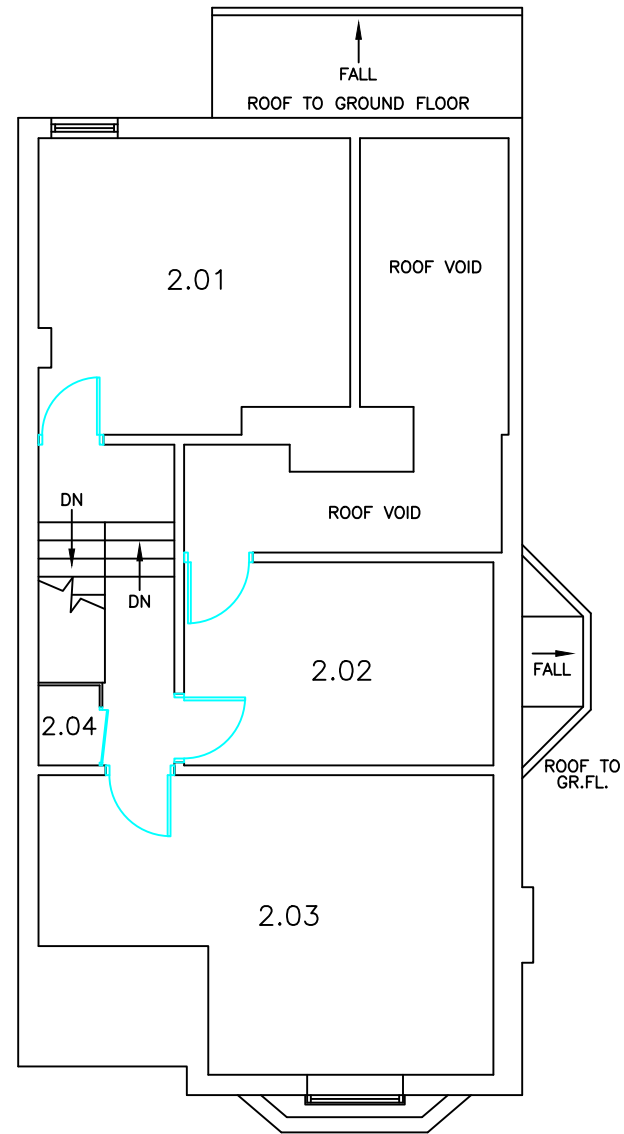


**Estates**

Title  
**No. 2 NORTH ROAD.  
 FIRST FLOOR PLAN.**

Scale: <b>1:100\A3 SHEET</b>	Original Layout Drawn: GPI
Last Revised Drawn/Date:	RLF - 10/07/2024
Rec. Drg. No.:	<b>AQ\AQ05\FP\01</b>

**Record Drawing**

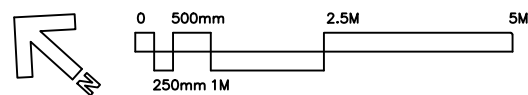
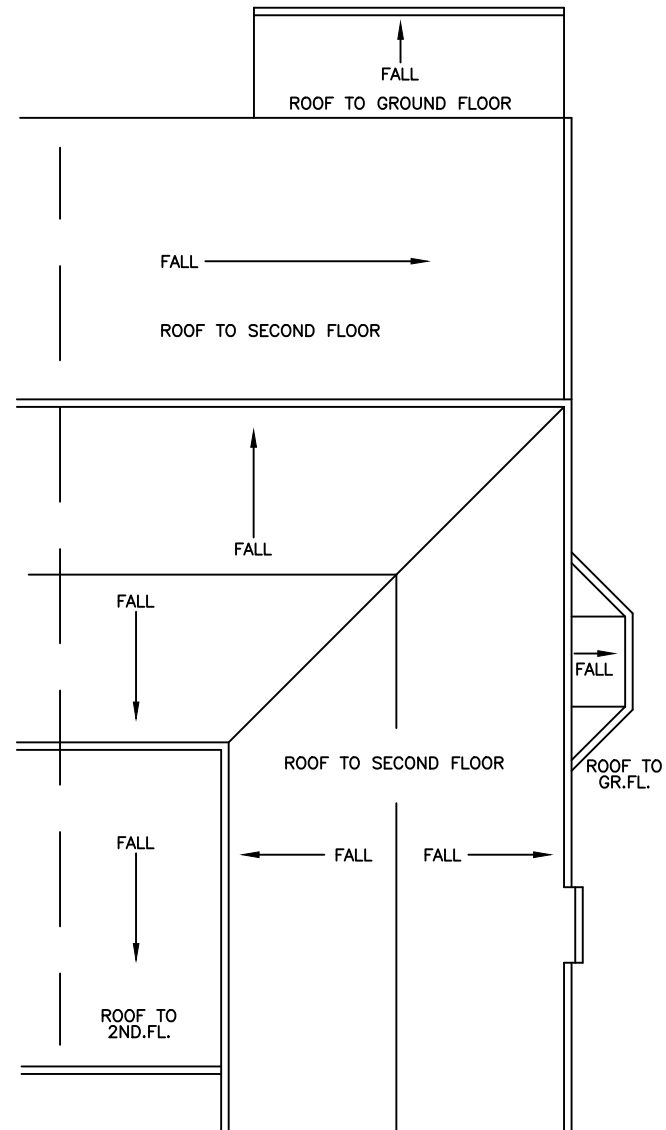


**Estates**

Title  
**No. 2 NORTH ROAD.  
 SECOND FLOOR PLAN.**

Scale: <b>1:100\A3 SHEET</b>	Original Layout Drawn: GPI
Last Revised Drawn/Date:	RLF - 10/07/2024
Rec. Drg. No.:	<b>AQ\AQ05\FP\02</b>

**Record Drawing**



**Estates**

Title  
**No. 2 NORTH ROAD.  
 ROOF PLAN.**

Scale:  
**1:100\A3 SHEET**

Original Layout Drawn:  
 GPI

Last Revised  
 Drawn/Date: **RLF - 10/07/2024**

Rec. Drg. No.: **AQ\AQ05\FP\03R**

**Record Drawing**

