

TO LET

029 2037 8921

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25 Park Place, Cardiff CF10 3BA

416 SQ. FT. GROUND FLOOR CITY CENTRE OFFICE WITH 2 CAR PARKING SPACES



Fletcher Morgan



5-7 Museum Place, Cardiff CF10 3BD

Location

Museum Place is situated in Cardiff City Centre and is accessed off Park Place. The property is in close proximity to Cardiff City Hall, National Museum of Wales, Welsh Government Office, and within walking distance of Queen Street Shopping area and Queen Street Train Station. There is access to the M4 motorway 4 miles to the north via North Road (A470) and the A48(M).

Existing occupiers located in the area include Imium, Cardiff University, Language Academy Wales and Park Place Surgery.

Description

The available office suite is situated on the ground floor of a three storey period office building. The property has 2 parking spaces but further spaces may be available by way of a separate license agreement. Internally the offices benefit from the following:

- Fluorescent strip lighting
- Carpeting throughout
- Gas Central Heating
- Shared W.C. facilities
- Intercom access
- Alarm

Accommodation

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

Ground Floor Suite = 416 sq.ft. | 38.7 sq.m.

The property benefits from 2 car parking spaces.

Rates

The current Rateable Value of the property for the period 2022/23 is based on UBR multiplier of £0.535p. The Rates Payable for 2022/23 are as follows:

Rateable Value = £6,450
Rates Payable = £3,450

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.

Rent

£8,000 per annum exclusive

Energy Performance Certificate

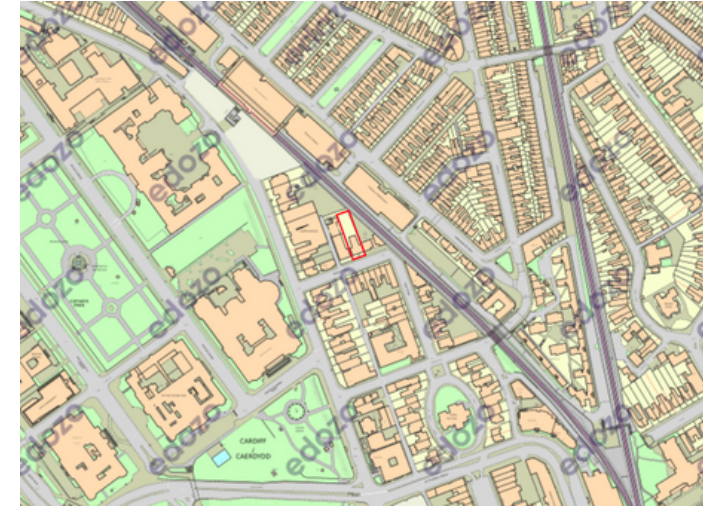
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VAT

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.



CONTACT

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