

3/4 PARK PLACE

CARDIFF CF10 3DP

TO LET

PRIME OFFICES
WITH PARKING

156-326m² (1,680-3,510ft²)



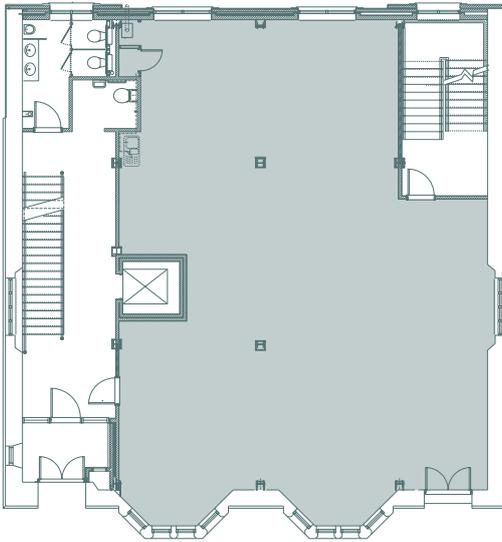
LOCATION

3/4 PARK PLACE is situated at the heart of the city centre adjacent to the The Parc Hotel, near the junction of Park Place with Queen Street. It is located within easy walking distance of Queen Street station and nearby occupiers include Barclays Wealth, Cunningham Lindsey, PricewaterhouseCoopers, Principality & Admiral Insurance.

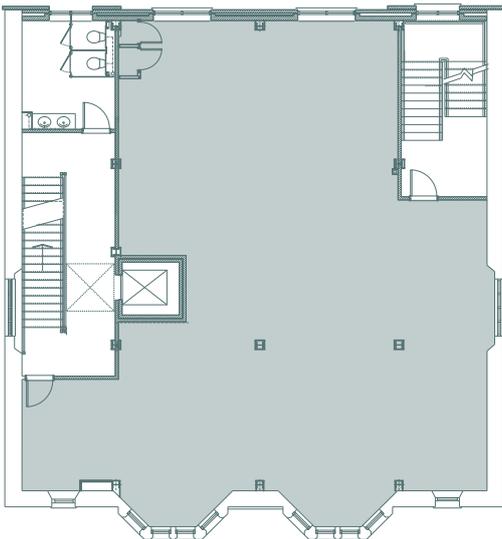
DESCRIPTION

A five storey detached building comprehensively but sympathetically redeveloped in 2002 to provide modern flexible office space with two cores providing easy internal communication between floors.

TYPICAL FLOOR PLANS



Ground Floor Plan



First Floor Plan

ACCOMMODATION

| | | m ² | ft ² |
|--------------|------------------------|----------------|-----------------|
| Lower Ground | Goldtile | 160 | 1,720 |
| Upper Ground | Troup Bywater & Anders | 148 | 1,595 |
| First | TO LET | 170 | 1,830 |
| Second | RICS Wales | 160 | 1,720 |
| Third | TO LET | 156 | 1,680 |





SPECIFICATION

- DDA compliant
- Independent heating floor by floor
- Gents, ladies & disabled wcs
- 8pp(630kg) passenger lift
- Open plan floorplates
- Kitchen (3rd floor)
- Shower facility

CAR PARKING

On site parking 1 space per floor.

LEASE

The suites are available on new FRI leases – rent on application.

RATES

| | Ratable Value |
|-----|----------------------|
| 1st | £23,500 |
| 3rd | £23,000 |

EPC

'D' Rating (91)





For identification purposes only. Not to Scale.



VIEWING / FURTHER INFORMATION

For further information or to arrange an inspection, please contact the joint agents:



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Regulated by the RICS

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Designed by Martin Hopkins Partnership, Cardiff. Tel: 029 2046 1233 www.martinhopkins.co.uk

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