

HUW THOMAS

Commercial Property Consultancy

FOR SALE / TO LET

32 Park Place Cardiff CF10 3BS

Period city centre offices

Approximately 4,394 sq ft (408 sq m) with parking



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Location

Park Place provides period, stone fronted character properties in a prominent main road location, near Queen Street railway station, and on a main bus route.

The property is situated on the eastern side of Park Place, directly opposite the National Museum of Wales, within walking distance of the retail area & a wide range of restaurants & bars.



Description

A Grade II listed, semi-detached, three storey (with basement) Victorian building built in the 1870's, comprising a modern two storey extension.

The building boasts many original features including ornate corning and wooden panelling. The specification includes gas fired boiler with perimeter radiators, plastered ceilings with suspended lights and a mix of cellular and open plan office space. Comfort cooling to rear meeting room.

Accommodation

Floor	Description	sq m	sq ft
Second Floor	Office	54.71	589
First Floor	Office	170.12	1,831
Ground Floor	Office	183.48	1,974
Basement	Office		
Total (NIA*)	Office	408	4,394

*Net Internal Area

Car Parking

4 on-site car parking spaces accessed via Park Lane, to rear.

Rates

Floor	Rateable Value	UBR Multiplier (2012/2013)	Rates Payable
TOTAL	£60,000	45.2p	£27,120

Terms

The property is available on a new FRI lease or freehold.

Quoting rent/ price on application.

Legal Costs

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



For further information, please contact the joint agents:

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