

**FOR SALE/TO LET**

**PRIME CITY CENTRE OFFICES**  
**Approx 4,394ft<sup>2</sup> (408m<sup>2</sup>)**  
**With 4 parking spaces**



**32 PARK PLACE**  
**CARDIFF CF10 3BS**





## LOCATION

The property is situated at the heart of the CBD on Park Place, opposite Cathays Park, the National Museum of Wales & the Civic Centre, within a short walk of Queen Street Railway Station & St Davids Shopping Centre.

## DESCRIPTION

A Grade II listed semi-detached property on 3 floors with modern 2 storey extension & basement storage. Many original features including high ornate ceilings & oak panelling.

## ACCOMMODATION

	ft <sup>2</sup>	m <sup>2</sup>
Basement storage	-	-
Ground	1974	183
1st floor	1831	170
2nd floor	589	55
<b>Total</b>	<b>4394</b>	<b>408</b>

## PLANNING/USE

The property has been used as offices for many years but is suitable for a number of uses, subject to formal planning consent.

## EPC

Exempt – listed building

## SPECIFICATION

- Cellular layout
- Part double glazing
- Gas central heating
- Kitchen(ground floor)
- Comfort cooling(rear meeting room)
- Toilets(ground & 1<sup>st</sup> floors)

## CAR PARKING

4 designated car parking spaces.

## TENURE

For sale/may let.

## PRICE/RENT

On application

## RATES

Rateable value (2017)	£48,000
UBR 2019/20	0.526

**HUW THOMAS**

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**Or joint agents**

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