



TO LET.

Refurbished Office Suite. 1,800 sq ft (167.2 sqm).

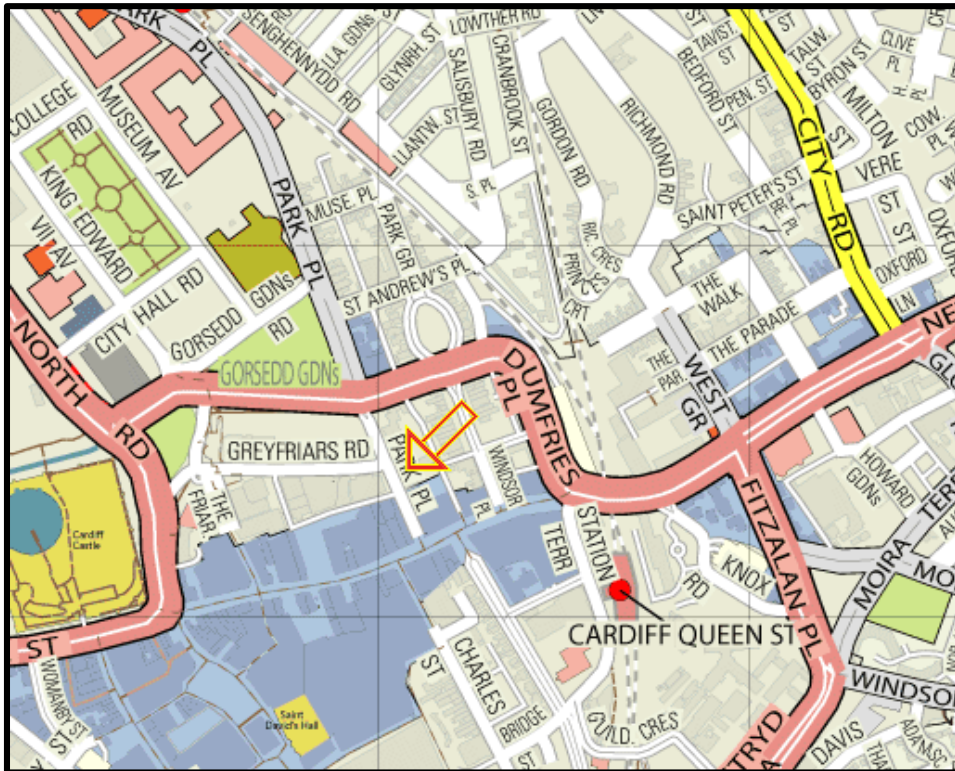
7-8 Park Place, Cardiff, CF10 3DP.

Description.

The property comprises a four storey Grade II listed office building, which has been comprehensively refurbished to provide contemporary office accommodation with parking. Current occupiers include Barbri International and Charles Stanley on the upper ground and third floors, respectively.

The building benefits from the following specification:

- Phone entry access
- On-site car parking
- LED lighting
- Passenger lift
- Comfort cooling
- Carpeting throughout
- Kitchen/tea point



Source: streetmap.co.uk

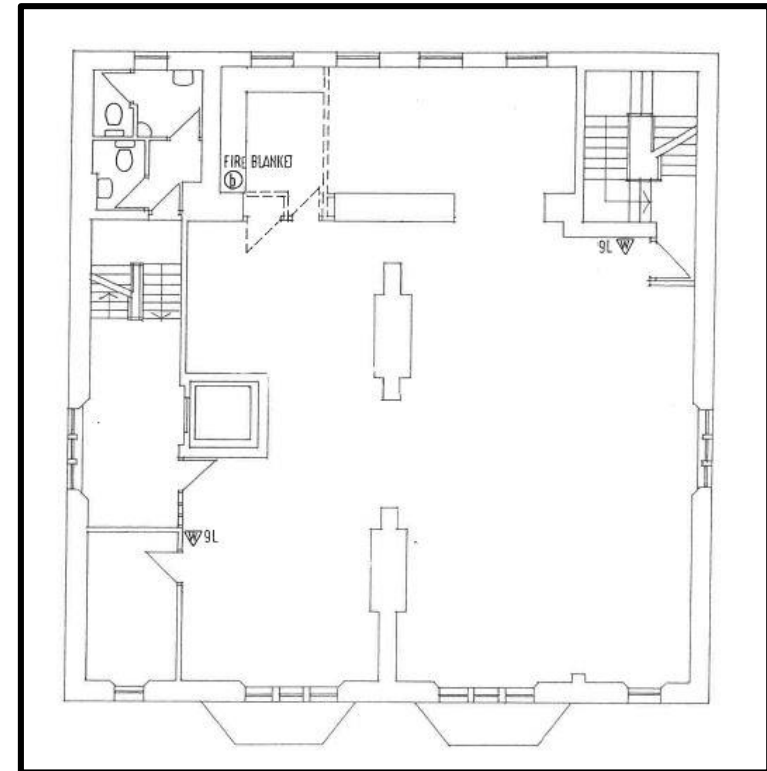
Location.

Park Place is situated in the heart of Cardiff City Centre. Less than a 10 minute walk from Cardiff Central and Queen Street railway stations and Greyfriars Road opposite is a key stop on the city centre bus network.

Part of the traditional office core, Park Place is in close proximity to occupiers including Barclays, The AA and Principality. The Hilton and Park Plaza Hotels, Queen Street and St. David's Shopping Centres, a variety of restaurants, bars, coffee shops, theatres and the Principality Stadium are all close by.

Accommodation.

Approx. NIA	Sq Ft	Sq M
First Floor Suite	1,800	167.2



First floor suite; Plan is not to scale and is for identification purposes only.

Car Parking.

There are two car parking spaces in the rear surface car park available with the suite.

Terms.

The suite is available on a new full repairing and insuring lease via a service charge for a term to be agreed.

Rent.

£15.00 per square foot (excluding VAT)

EPC.

Energy Performance Certificate Asset Rating 'D' (79).

A copy of the certificate is available upon request.

Business Rates.

The tenant is responsible for the payment of the business rates.

VAT.

The property is elected for VAT that will be applicable to the rent and service charge at the standard rate.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the building fabric and common areas.

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Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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October 2020 - SUBJECT TO CONTRACT

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Particulars dated Oct 2020. Photographs and videos dated Sept 2020.

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