



33 & 34 Park Place

Cardiff, Cardiff, CF10 3BA

For Sale: Prominently located period building

6,280 sq ft
(583.43 sq m)

- Freehold opportunity
- Attractive period property
- City centre
- Period features
- Development potential
- Prominently located

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Summary

Available Size	6,280 sq ft
Price	£840,000
Rates Payable	£30,228 per annum
Rateable Value	£56,500
Service Charge	N/A
Car Parking	0 spaces
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

33 & 34 Park Place is a prominent semi-detached period building, providing modern office accommodation in Cardiff City Centre.

The property has an attractive and well maintained external facade, and internally has been tastefully modernised, while retaining many of the existing period features.

The accommodation is arranged over lower ground, ground, first and second floors, and is predominantly cellular in configuration.

The specification includes: High ceilings, Kitchen, WC's, Carpeted floors, Original features, Intercom

Location

The property benefits from excellent public transport connections, located less than a 10 minute walk from Queen Street, and 20 minutes from Cardiff Central station. In addition the property is located near many stops on the City Centre bus network.

The building overlooks Cardiff Museum and the Gorsedd Gardens, with City Hall on the next block.

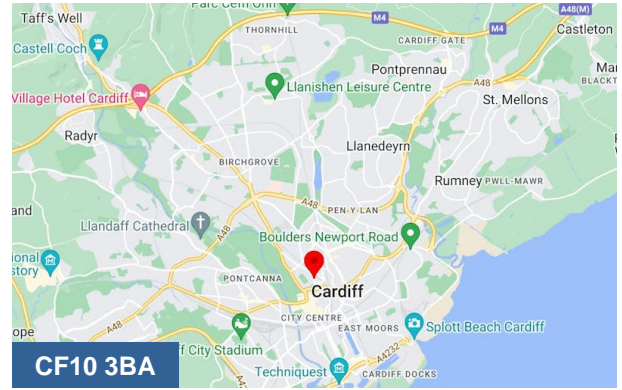
There are numerous amenities and green spaces on the door step, including a variety of restaurants, bars and coffee shops.

Accommodation

Name	sq ft	sq m	Availability
Lower Ground	1,011	93.92	Available
Ground	1,670	155.15	Available
1st	1,907	177.17	Available
2nd	1,692	157.19	Available
Total	6,280	583.43	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



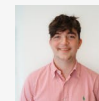
Viewing & Further Information



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