



St. Andrews Crescent, Cardiff, CF10 3DD Offers Invited £795,000

The building was previously used as an art gallery, this property boasts excellent natural light and has been extensively opened up inside, making it suitable for a variety of occupiers and uses, subject to planning approval.

The building maintains much of its original exterior character while offering a high-quality, modern interior environment. The building was considerably extended by the current owner at the rear creating a large warehouse store on the lower ground floor and a very large open plan area at the rear of the ground floor.

Additionally there are three parking spaces to the rear of the property.

Location

Situated on St Andrews Crescent, the property is part of Cardiff's traditional professional office district.

KEY LET

SALES & LETTINGS



TOTAL FLOOR AREA - 418sq.ft. (390.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The furniture, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix (2024)

Energy Efficiency Rating		Current	Target
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Target
101-110	A		
81-100	B		
61-80	C		
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21-40	E		
1-20	F		
1-10	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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