



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

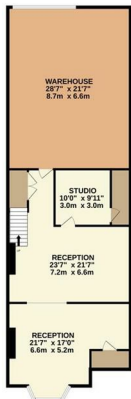
Situated on St Andrews Crescent, the property is part of Cardiff's traditional professional office district.

KEY LET

SALES & LETTINGS



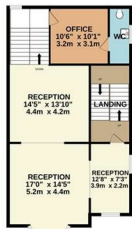
LOWER GROUND FLOOR
545 sq.ft. (50.5 sq.m.) approx.



GROUND FLOOR
1390 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.0 sq.m.) approx.



2ND FLOOR
854 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA - 4198sq.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, fixtures 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	Potential
How energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
(21-30)			
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
(21-30)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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