

TO LET

CBRE

2nd & 3rd Floors, Oakleigh House, 14-16 Park Place, Cardiff, CF10 3DQ

Office Space

8,656 - 19,516 sq. ft. (804.1 – 1,813.0 sq. m.)

- High Quality ground floor reception area
- Excellent cycle storage
- Shower and drying facilities
- Male and Female WC's on Each Floor
- VRF cooling/heating
- Metal tile suspended ceilings
- LED lighting
- Raised access floors
- 11 secure under croft parking spaces

Contact Us

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CBRE OFFICES

Floors 13 & 14 Clifton Heights,
Triangle West
Clifton, Bristol BS8 1EJ

Oakleigh House, Cardiff

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Location

Oakleigh House occupies a prominent position at the junction of Park Street and Boulevard de Nantes just to the north of Cardiff's main shopping centre of Queen Street and St David's Shopping Centre both of which are a short walk away.

The property is in close proximity to Cardiff University and the city's main civic buildings including the National Museum of Wales and Cardiff City Hall.

There is easy access to the main bus and train stations and is an approx. 5 minute walk from Queen Street train station plus there are a number of public car parks in close proximity.

Description

The building has been comprehensively refurbished with new reception.

- VRF comfort cooling
- Metal tiled ceilings with LED lighting
- Raised access floors
- 6 male and 6 female showers plus accessible shower room
- Excellent secure cycle storage and shower facilities
- 11 car spaces

Accommodation

Measured on a net internal basis the available floors have the following areas;

Floor	Sq. ft	Sq. m
Third	8,656	804.1
Second	10,860	1,008.9
Total	19,516	1,813.0

Tenure

The property is available by way of an assignment of the current effectively FRI lease/s (by way of a service charge) which expire in June 2031 with a tenant only break in June 2026.

The current passing rent equates to £22.50 per sq. ft. per annum, exclusive.

Rates

Interested parties are advised to make their own enquiries with the Local Authority.

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Energy Performance Certificate

The property has an EPC rating of B (35)

VAT

All figures quoted are exclusive of VAT, if chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

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