

**To Let Grade A
Fully refurbished
City Centre offices.**

**8,656 – 30,283 sq ft
(804 – 2,813 sq m).**



**Oakleigh
House.**

**14-16 Park Place,
Cardiff, CF10 3DQ**

The Opportunity.



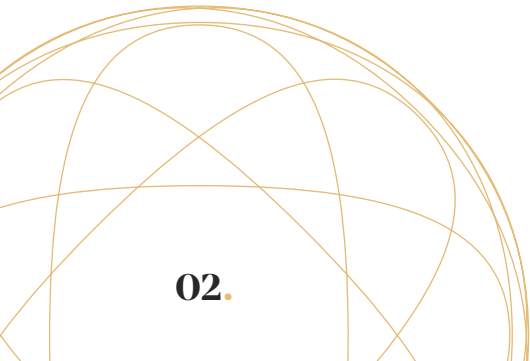
- Oakleigh House is a 40,133 sq ft building set across 5 floors with secure, basement parking for 30 cars, including EV charging for 5 cars. There is also parking for 50 bikes as well as an extensive shower and changing facility.
- The eye-catching building benefits from an impressive reception with a triple height atrium and direct access into the ground floor external courtyard amenity.
- The building has been extensively refurbished by the landlord to provide Grade A office accommodation with flexible floorplates, arranged around the full height glazed central courtyard.

● Oakleigh House, Park Place, Cardiff, CF10 3DQ

Fully
Refurbished.



“Oakleigh House provides a Grade A office building with best-in-class amenities and is located directly opposite Cardiff’s Civic Centre and the extensive green spaces.”



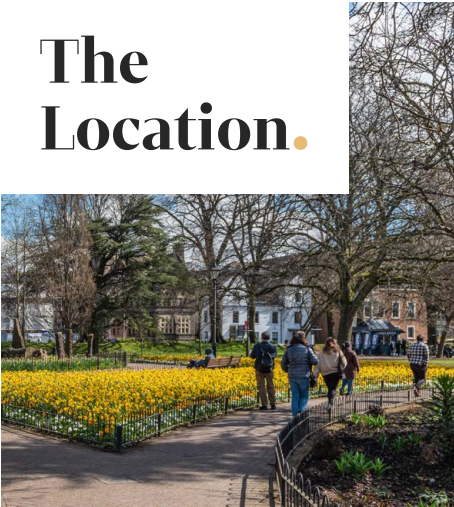
02.



● Oakleigh House, Park Place, Cardiff, CF10 3DQ



The Location.



- Oakleigh House is located in Cardiff's Central Business District, prominently positioned on the corner of Park Place and Stuttgarter Strasse with views over the City Hall and the National Museum.
- The building is 0.3 miles away from Cardiff Queen Street Station and 0.8 miles from Cardiff Central Station.



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Cardiff.

UK's fastest growing city

Cardiff is predicted to have a faster population growth compared to any other UK city, including London, with growth forecast at 26% over the next 20 years.



A Place to stay

The city of Cardiff has a student retention rate of 45%.



A green city

Cardiff has more green space per person than any other UK city, with 87% of residents happy with Cardiff's public parks.



A walkable city

Cardiff is in the top 10 most walkable cities in the UK with a 'walk score' of 98%.



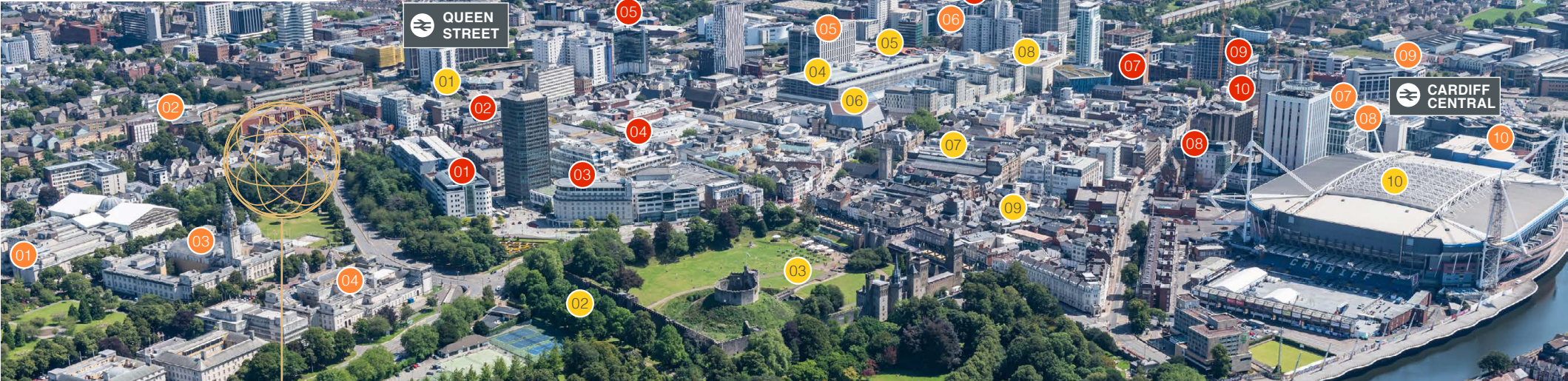
Environmentally friendly city

Cardiff is ranked in the top 3 greenest cities in the UK and is striving for carbon neutrality by 2030.



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Cardiff City Centre.



Oakleigh House.
Park Place, Cardiff, CF10 3DQ

Stay

1. Park Plaza Hotel
2. Leonardo Hotel
3. Hilton Hotel
4. Indigo Hotel
5. Premier Inn
6. Ibis Budget Hotel
7. Marriott Hotel
8. Westgate Street Hotel
9. Clayton Hotel
10. Travelodge

Thrive

1. Cardiff University
2. The Coal House
3. City Hall
4. Cardiff Crown Court
5. Admiral HQ
6. Capital Quarter
7. Central Square
8. BBC HQ
9. Callaghan Square
10. Central Quay

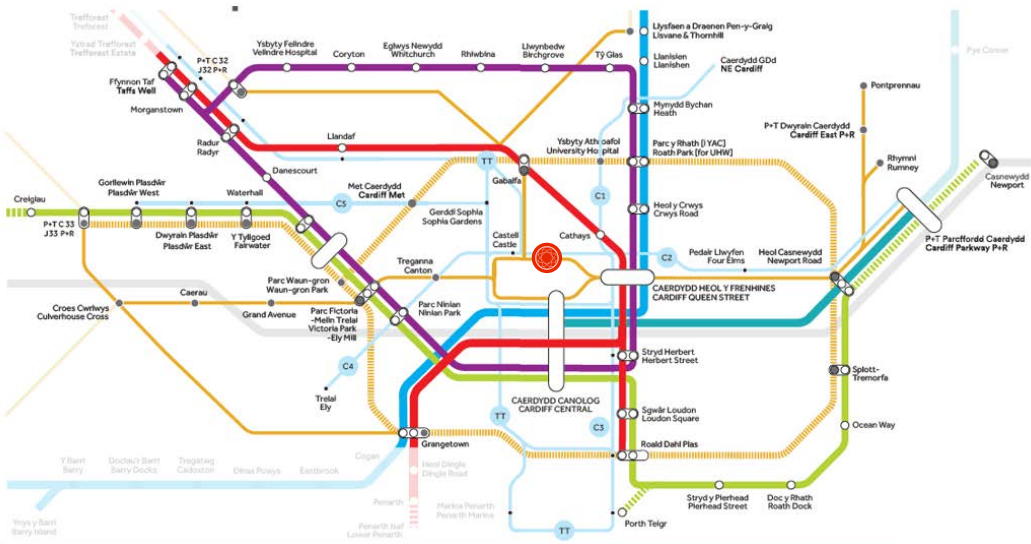
Enjoy

1. Capitol Shopping Centre
2. Bute Park
3. Cardiff Castle
4. St David's 2 Shopping Centre
5. Utilita Arena Cardiff
6. St David's Hall
7. House of Fraser
8. John Lewis
9. Queen's Arcade Shopping Centre
10. Principality Stadium

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Cardiff Metro.



- Cardiff Circle
- Cardiff Crossrail
- Cardiff Crossrail (future extensions)
- Core Valleys Line (future extensions)
- Rhymney & Vale
- Ebbw Vale
- Mainline & cross country services
- Bus Rapid Transit - Circle
- Bus Rapid Transit - Radial routes
- Cycleway
- Rail station
- Rail and/or Bus Rapid Transit interchange
- Bus Rapid Transit stop
- Multi-modal interchange
- Cycleway route number
- Cycleway location

The South Wales Metro is an ambitious, multi-million-pound project. The Metro will be an integrated network of bus, rail and active travel (walking and cycling) that will improve connectivity and make sustainable travel easier across South Wales.



Train Times from Cardiff Central



● Oakleigh House, Park Place, Cardiff, CF10 3DQ

Specification.

 Self-contained VRF cooling and heating system

 Metal suspended ceilings

 LED recessed lighting

 Aluminium framed double glazing

 Raised access flooring

 Full height glazing to new central courtyard with feature green wall

 Impressive reception with 3 storey atrium

 Secure parking for 30 cars

 2x passenger lifts

 7 x Self-contained shower and changing cubicles

 Cycle parking for 50 bikes

 E.V. Charging points for 5 cars

 EPC rating of 35 (B)

 Staffed reception during working hours with fob access for out of hours



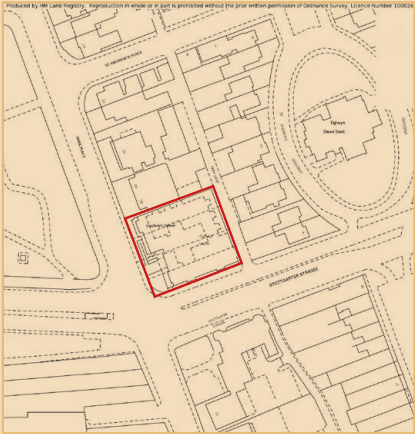
Oakleigh House.

Accommodation.

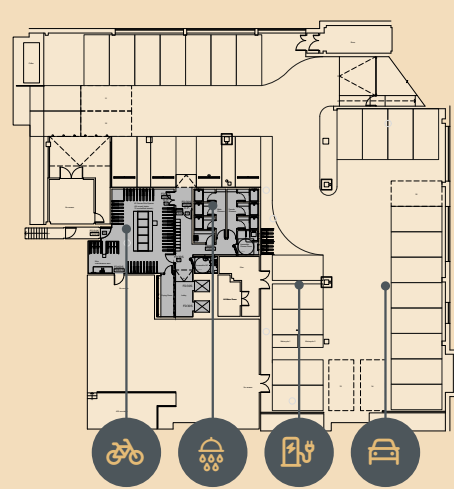
Floor	Use	Sq m	Sq ft	Availability
Third	Office	804	8,656	To Let
Second	Office	1,009	10,860	To Let
First	Office	1,000	10,767	To Let
Ground	Office	915	9,850	Let to Optical Express
TOTAL		3,728	40,133	

Measured on a NIA basis

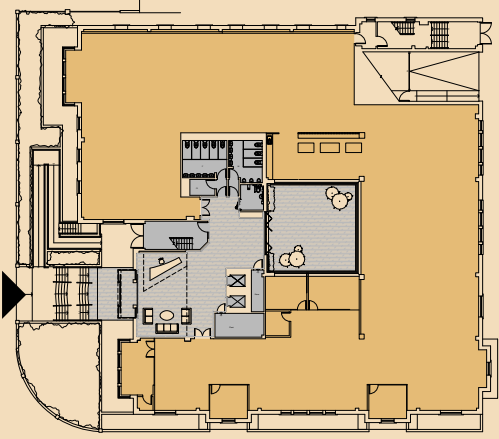
Site Plan.



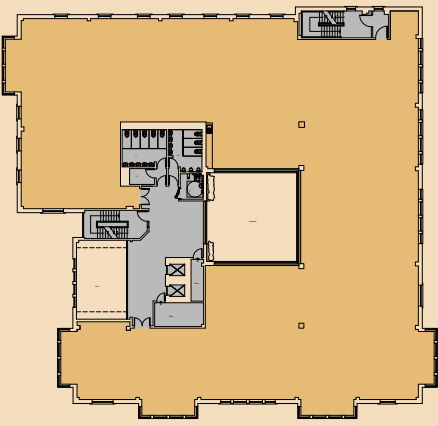
Basement.



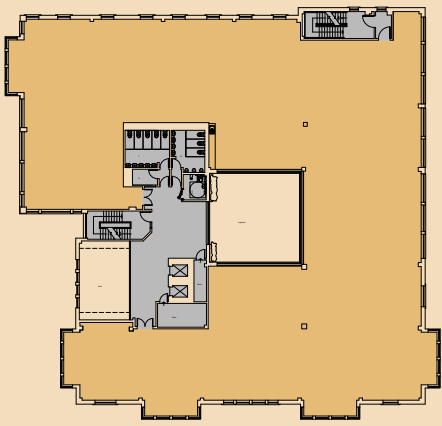
Ground Floor.



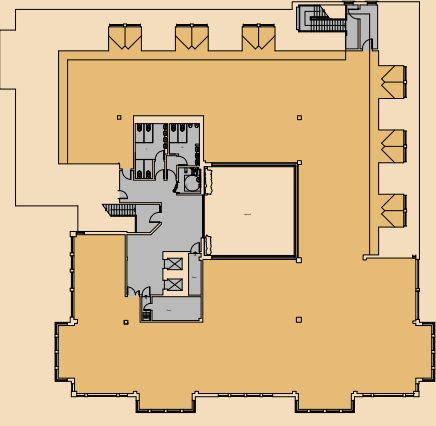
First Floor.



Second Floor.



Third Floor.



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Further Information.

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