



8-10 North Road
Cathays, Cardiff, CF10 3DY

**For Sale: City centre office
with development potential
(subject to planning)**

5,477 sq ft
(508.83 sq m)

- Freehold
- Development potential (subject to planning)
- Parking
- Close proximity to the city centre
- Mixed use location

8-10 North Road, Cathays, Cardiff, CF10 3DY

Summary

Available Size	5,477 sq ft
Price	£850,000
Rates Payable	£27,264 per annum
Rateable Value	£48,000
Service Charge	N/A
VAT	To be confirmed. Assumed not applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

The property comprises a pair of detached and semi-detached three storey period buildings, which are connected by a single storey structure. It provides predominately cellular office accommodation, with some of the original ornate period features being retained.

The specification includes: carpeted floors, gas central heating and a mixture of modern light panels and fluorescent lighting.

A rear access lane provides vehicle access. There is covered bike storage to the side elevation.

Location

The property forms part of a row of similar buildings, providing a mixture of office and residential accommodation. Cardiff University has a strong presence in the area.

The property fronts onto North Road, approximately half a mile from the City Centre. North Road is one of Cardiff's main routes in to the city centre and provides quick access to J32 of the M4.

The property is in close proximity to public transport including, including a regular service around the City. Cardiff Central Railway Station and Queen Street Station are both a walkable distance from the property.

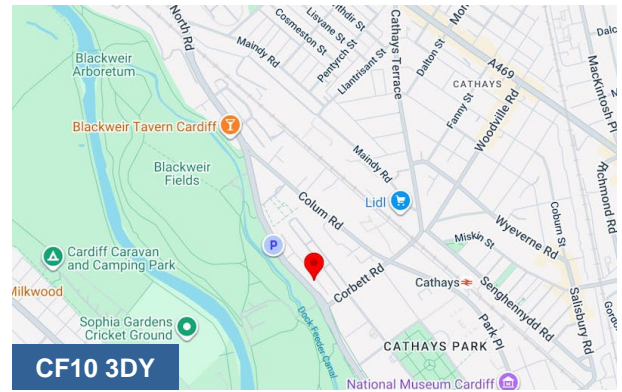
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,643	245.54	Available
1st	1,705	158.40	Available
2nd	1,129	104.89	Available
Total	5,477	508.83	

Terms

The property is available Freehold, with vacant possession.



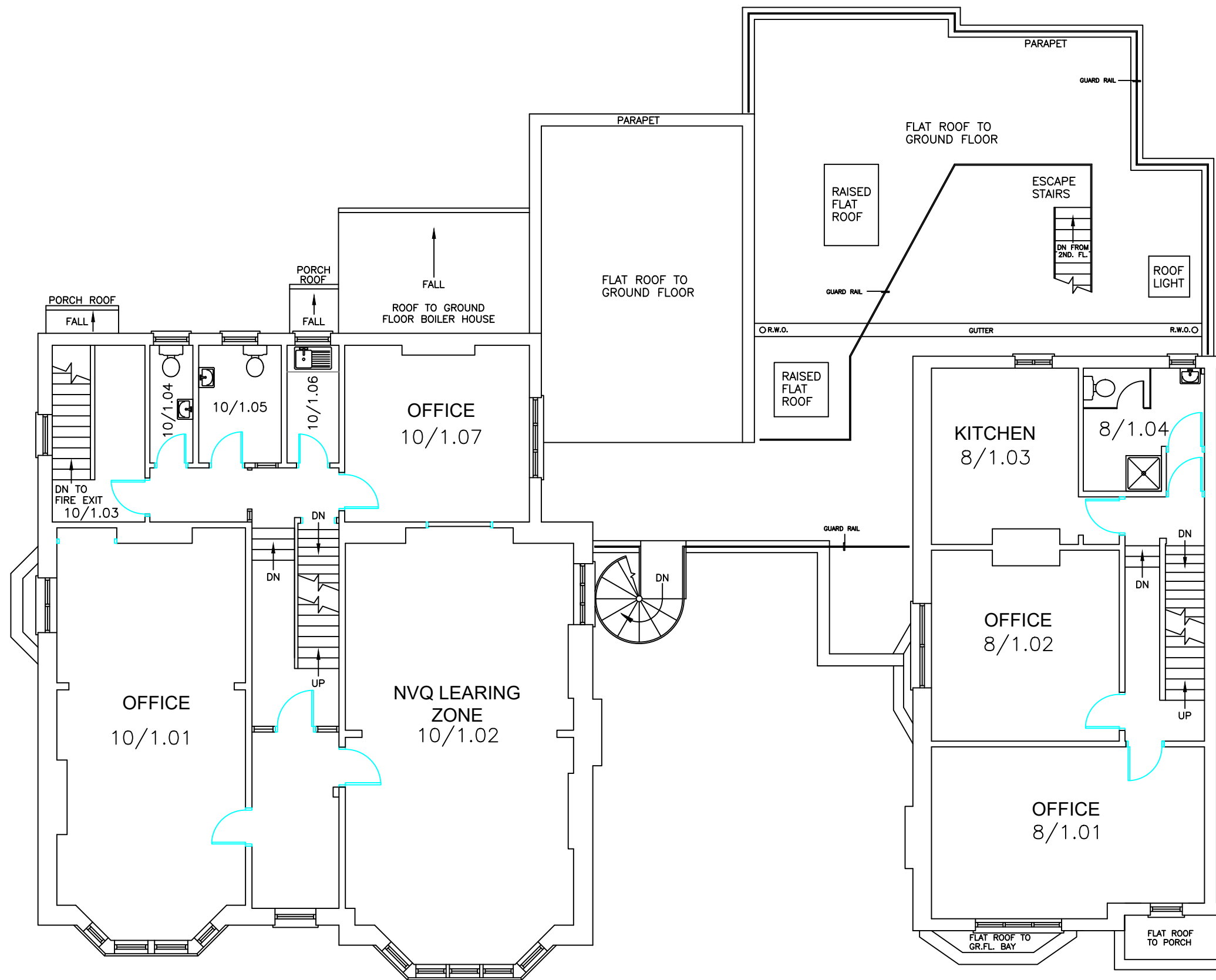
Viewing & Further Information



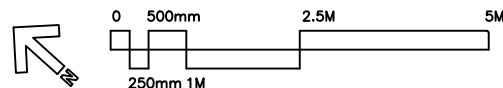
Mark Siddons

029 2034 6361

mark.siddons@coark.com



No. 10



No. 8



Estates

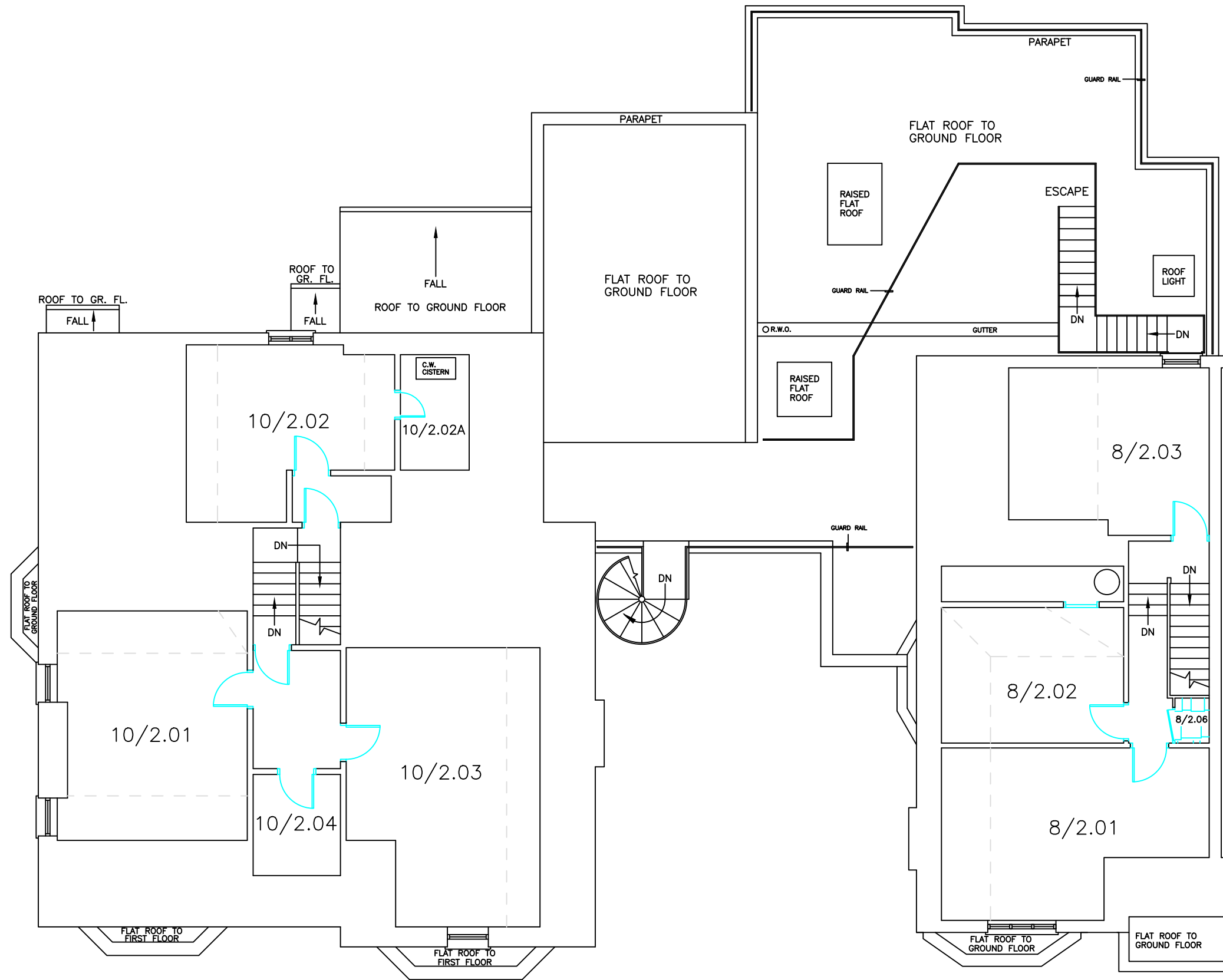
Title
Nos. 8 & 10 NORTH ROAD.
FIRST FLOOR PLAN.

Scale: 1:100 A3 SHEET Original Layout Drawn: GPI

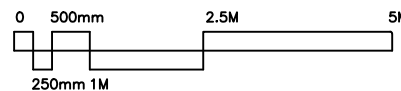
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Rec. Drg. No.: AQ\AQ06-07\FP\01

Record Drawing



No. 10



No. 8



Estates

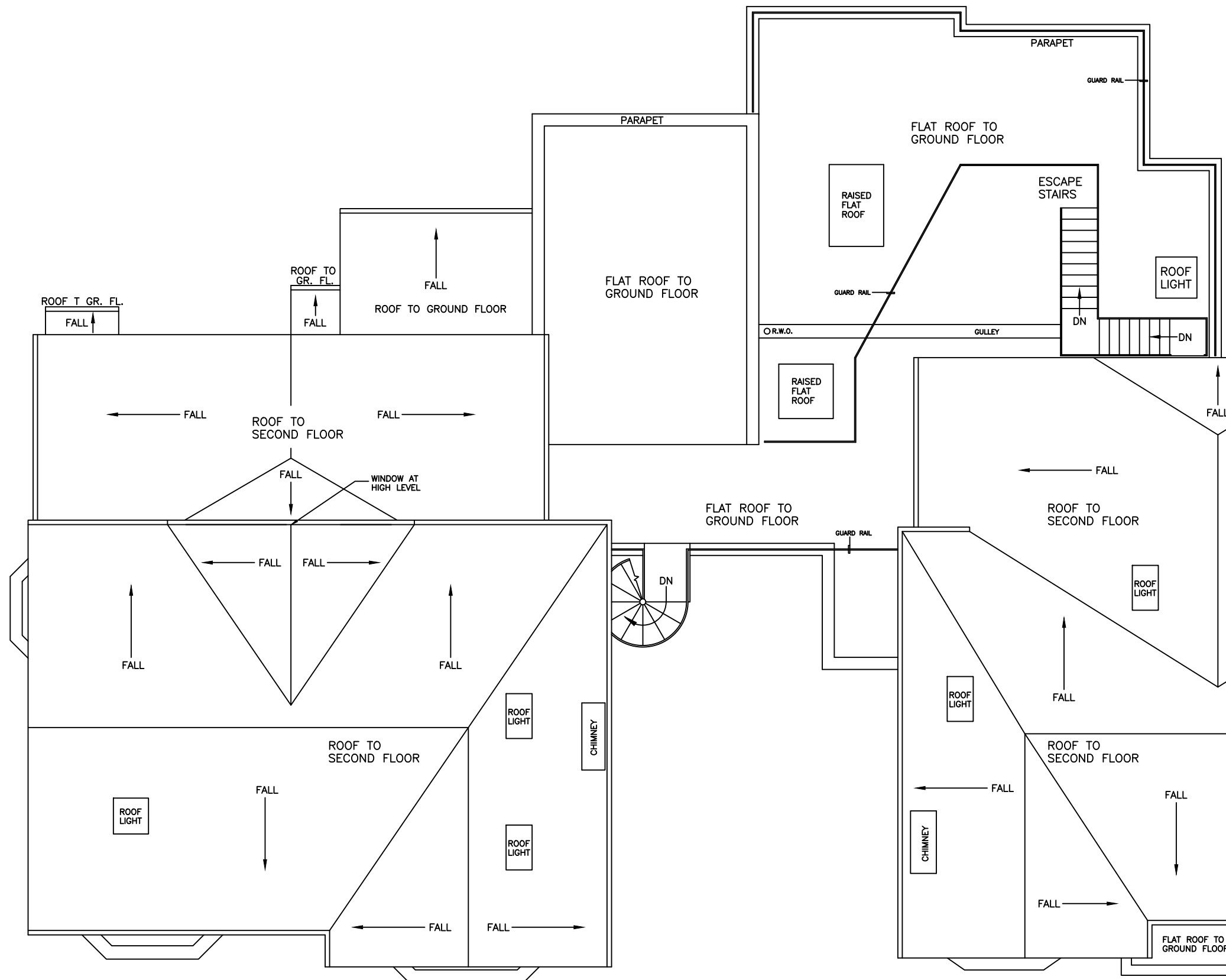
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**Nos. 8 & 10 NORTH ROAD.
 SECOND FLOOR PLAN.**

Scale: 1:100\A3 SHEET Original Layout Drawn: GPI

Last Revised Drawn/Date: AI - 29/07/2019

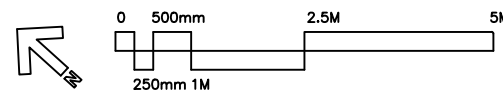
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Record Drawing

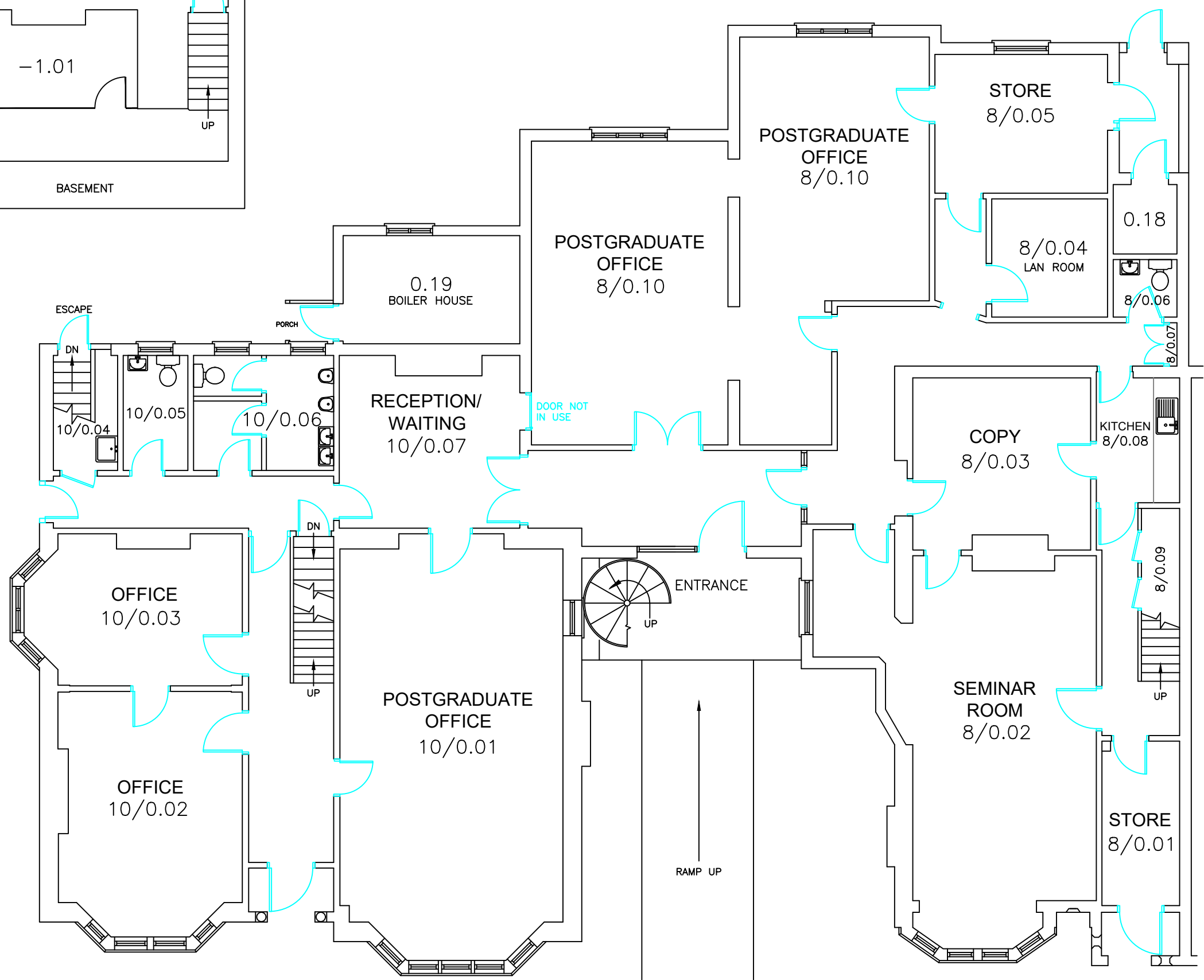
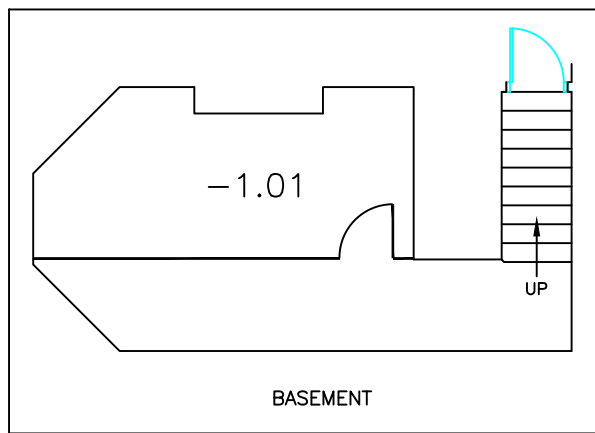


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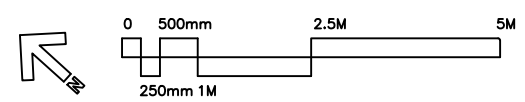
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 Estates	
Title Nos. 8 & 10 NORTH ROAD. ROOF PLAN.	
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Last Revised Drawn/Date: AI - 29/07/2019	
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No. 8

 Estates	
Title Nos. 8 & 10 NORTH ROAD. BASEMENT AND GROUND FLOOR PLAN.	
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