

OFFICE TO LET

59 Waterloo Road

Cardiff, CF23 9BL



Key Highlights

- 2,980 sq. ft
- End of Terrace
- Rear Stores/Garage
- May be Suitable for Alternative Uses (subject to Planning)
- Kitchen

2 Kingsway
Cardiff
Wales, CF10 3FD

[savills.co.uk](https://www.savills.co.uk)

savills

DESCRIPTION

The property comprises a 2 storey, end of terrace property, which provides predominantly modernised office accommodation with ancillary storage space, contained in a side store and rear garage.

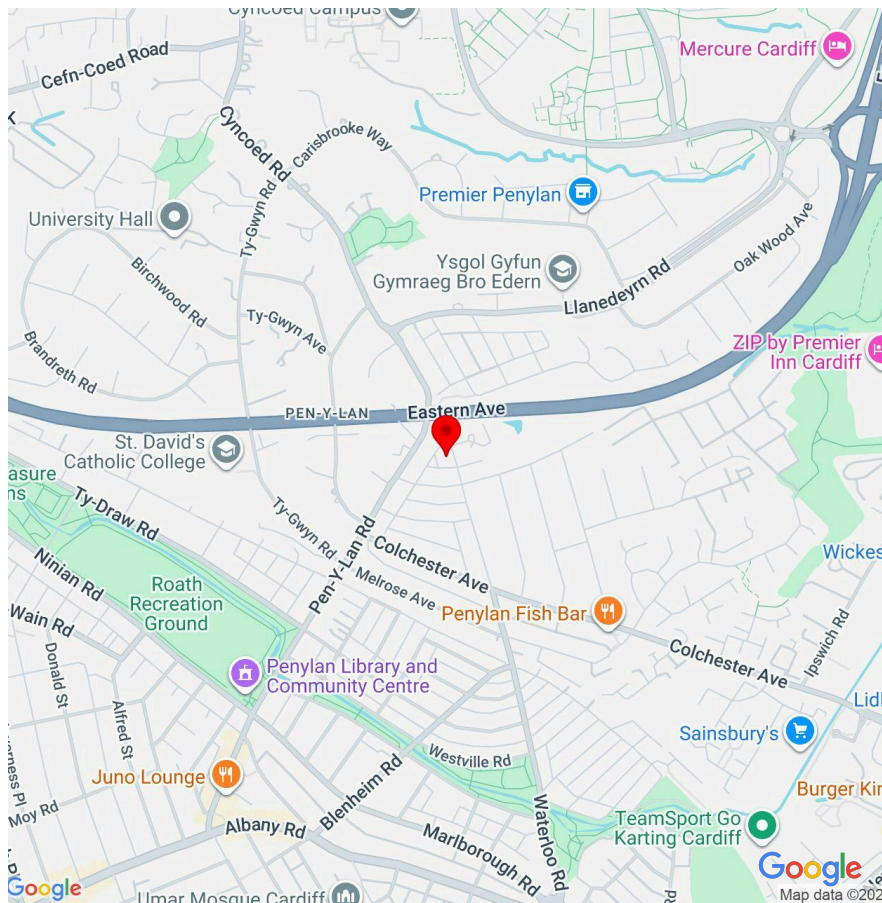
The property benefits from a modern kitchen/breakout area, gas central heating and wc's.

There is on site parking available opposite the property.

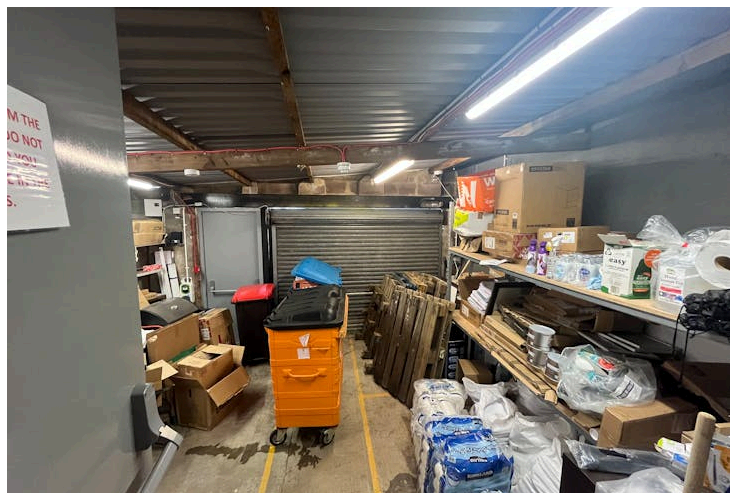
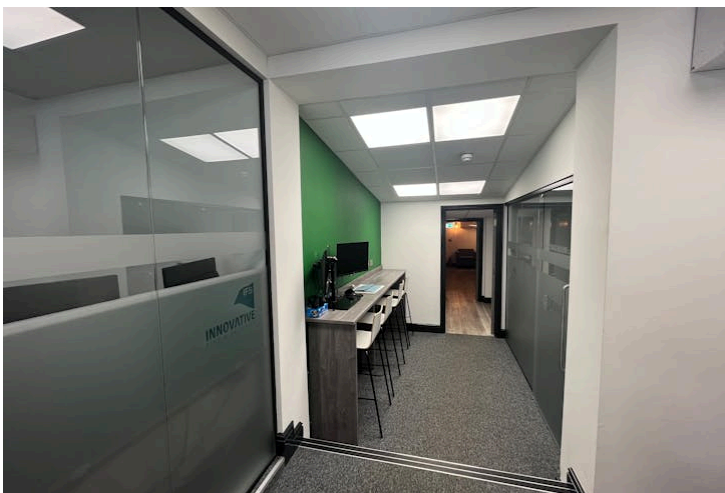
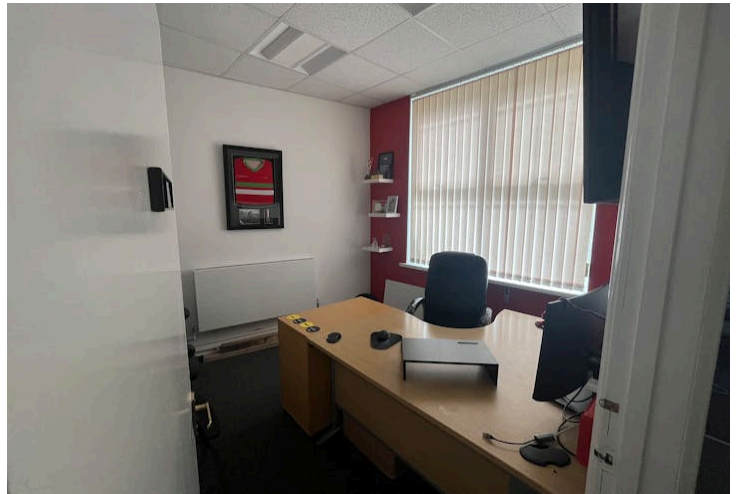
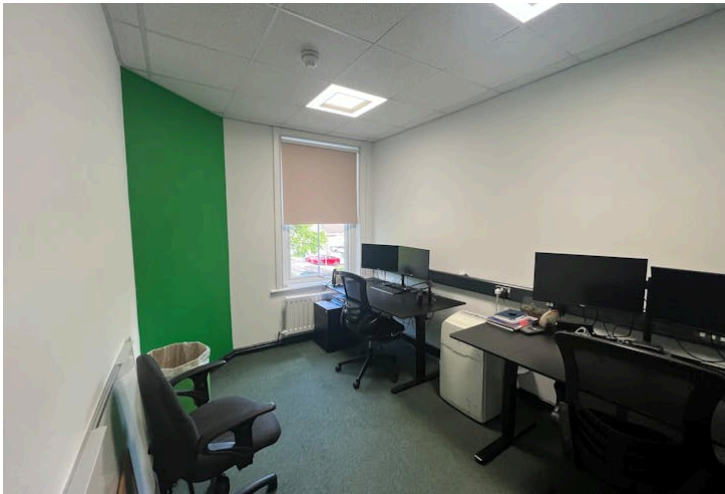
LOCATION

The property is located in a well-established residential and commercial area just to the east of Cardiff city centre. Waterloo Road lies within the district of Penylan, approximately 1.5 miles from Cardiff city centre. J30 of the M4 is approximately 3.8 miles from the property.

There are an excellent range of amenities within close proximity including Roath Park Lake (1.3 miles), a Sainsburys Supermarket (0.8 miles) and Wellfield Road/Albany Road, where a range of local and national retailers, bars and restaurants can be found (approx 1 mile).



2 Kingsway
Cardiff
Wales, CF10 3FD



2 Kingsway
Cardiff
Wales, CF10 3FD

savills.co.uk





VIEWINGS

Via Savills or Calan Retail

TERMS

The property is available to let for a term to be agreed at a rent of £27,500 pa

BUSINESS RATES

Rateable Value: £22,250

Rates Payable: £4.69 per sq ft

EPC

The property has an EPC rating of B

CONTACTS

For further information please contact:

Gary Carver

gcarver@savills.com
07972000171
02920 368 963

Will Evans

will.evans@savills.com
07870 999243

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 01.06.2026

