



# Castle Court, 6 Cathedral Road

Pontcanna, Cardiff, CF11 9LJ

For sale: substantial office building extending to approx 11,500 sq ft with potential for redevelopment (subject to planning)



# Castle Court, 6 Cathedral Road

- Located in Cardiff's desirable Pontcanna neighbourhood in close proximity to the city centre.
- GIA - 11,496 sq ft / 1,069 sq m of B1 office accommodation
- 20 car parking spaces
- Views over Sophia Gardens and direct rear gated access into the park.
- Established mixed residential and office location.
- Offers invited for the freehold interest with vacant possession.

## Location & Situation

Cathedral Road is a grand, prestigious road that stretches north from Cardiff city centre. The property occupies a prominent position at the southern end of Cathedral Road, towards the junction with the A4161, a main thoroughfare leading into the centre.

Cathedral Road is within the popular and affluent suburb of Pontcanna, home to tree-lined streets and a diverse range of independent shops, boutiques, restaurants and bars. Pontcanna is often referred to as a 'city village' and was recently named one of the UK's coolest neighbourhoods by The Telegraph.

The property is surrounded by a mix of Victorian and modern, commercial and residential buildings. Immediately to the rear of the property is Sophia Gardens and Bute Park, offering over 130 acres of Grade 2 listed landscaped gardens and parkland.

Also in close proximity are some of Cardiff's most well-known attractions including Cardiff Castle (0.5 miles) and The Principality Stadium (0.7 miles).

More than 18 million people visit Cardiff each year, making it the 6th most popular alternative UK tourist

destination according to National Geographic.

## Communications

Cardiff Central Station - 1.3 miles

Cardiff Interchange Bus Station - 1.3 miles

Queen Street Station - 1.6 miles

M4 Jnc 32 (west) - 5 miles

M4 Jnc 30 (east) - 7.9 miles

Cardiff Airport - 11.9 miles

## The Property

The property comprises a substantial detached four storey (plus basement) office building arranged as a grand Victorian villa built in the late 1800s, with a large modern rear extension added later in the 1990s.

Internally, the property provides good quality office accommodation with the following specification:

- Suspended ceilings
- Recessed lighting
- Carpeted floors
- Lift access
- Perimeter trunking
- Gas & electric heating

Externally, the property provides 20 car parking spaces with electric barrier access.







### Planning Context

The property is Locally Listed and situated within the Cathedral Road Conservation Area. Sophia Gardens Historic Park and Garden is located immediately to the rear of the property.

### Viewings

All viewings are to be arranged via the joint agents, Savills or EJ Hales.

### Information Pack

The following information is available:

- Title plans & register
- Energy Performance Certificate
- Floor plans
- Photos

The property is within the settlement boundary and is not allocated for any specific use within the Cardiff Local Development Plan. It is considered 'white land' and is therefore suitable for a range of alternative uses (subject to planning).

### Method of Sale

Offers are invited for the freehold interest on a vacant possession basis.

### EPC

The property has an EPC rating of D (94)

### VAT

The property is elected for VAT.





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Total Gross Internal Area  
1,068 sq m/11,496 sq ft



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