



Location

The property is situated at Neptune Court which occupies a prominent site fronting Ocean Way in Ocean Park Cardiff. The property is located in close proximity to Cardiff City Centre and benefits from easy access to the public transport network including the M4 motorway.

The area also benefits from regular bus services. Adjoining occupiers include Football Association of Wales, Age Cymru and Corder Lewis Solicitors.

Description

The property was a purpose built office constructed in the early 2000s, and is a two storey self contained office providing accommodation over the ground and first floors. The ground floor is open planned and has recently been refurbished and benefits from the following specification:

- Raised access floors
- Suspended ceilings
- Recessed LED lighting
- Passenger lift
- Double glazed windows
- Heating/Cooling system
- Male/Female/Disabled WCs
- Kitchen

For further information please contact:

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Accommodation

The building comprises the following area:

Floor	Sq ft	Sq m	Availability
Ground	2,196	204	AVAILABLE
First	2,196	204	LET
Total	4,392	408	

Car parking

16 spaces allocated with the building.
 8 spaces available with the vacant ground floor.

Terms

The ground floor is available to let by way of a new lease on a Full Repairing and Insuring basis for a term to be agreed.

Tenure

The residue is of a 999 year ground lease at a peppercorn rent. The first floor is currently let and income producing. Further information available upon request.

Service charge

In-going tenants will be responsible for a fair proportion of the building and estate service charges. Further information available on request.

Rent / Sale Price

£21,960 pa rental for ground floor.
 £440,000 building purchase price.

Business rates

Tenant to be responsible for all rates payable. Ground floor /RV £18,900pa. Rates payable £10,112 pa. We advise all interested parties to rely on their own enquiries to Cardiff Council (Tel: 029 2087 2087).

EPC

The building has an EPC rating of C 53. EPC available upon request.

Legal Costs

Each party is to bear their own legal and professional costs.

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VAT

VAT will be charged on all costs at the prevailing rate.

Viewing

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Highlights



Accommodation

Modern Office



Location

Close to City Centre



Terms

Flexible 'all inclusive'

