

3 TRIDENT COURT

East Moors Road, Cardiff, CF24 5TD



Key Highlights

- 147.98 sq m up to 605.39 sq m (1,593 sq ft up to 6,516 sq ft)
- Refurbished office space
- Close to Cardiff city centre
- 16 car parking spaces

SAVILLS CARDIFF
2 Kingsway
Cardiff CF10 3FD

+44 (0) 2920 368 900

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

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, positioned within a yellow rectangular background.

Location

3 Trident Court is situated within the popular Ocean Park development, Cardiff's premier mixed use business location. It's ideally located being just one mile from Cardiff city centre. The property is easily accessible by car, located immediately off the A4232 which links directly into Cardiff Bay and J33 of the M4. Junctions 29 and 30 of the M4 Motorway to the east are easily accessed via Newport Road and the A48.

Description

The property comprises a detached, two storey, office building built in 2003. The available office space could be let as a whole or alternatively sub-divided in up to four suites. The offices provide open plan office space which benefits from a good quality specification including:

- Suspended ceilings
- Recessed lighting
- Kitchen facilities
- Fully carpeted
- Gas central heating
- Double glazing
- Male, female and disabled wc's

Accommodation

The office has the following areas:

	SQ M	SQ FT
Ground Floor (South)	153.09	1,648
Ground Floor (North)	150.10	1,616
First Floor (South)	147.98	1,593
First Floor (North)	154.22	1,660
TOTAL	605.39	6,516

The offices are available as a whole or in individual suites.

Parking

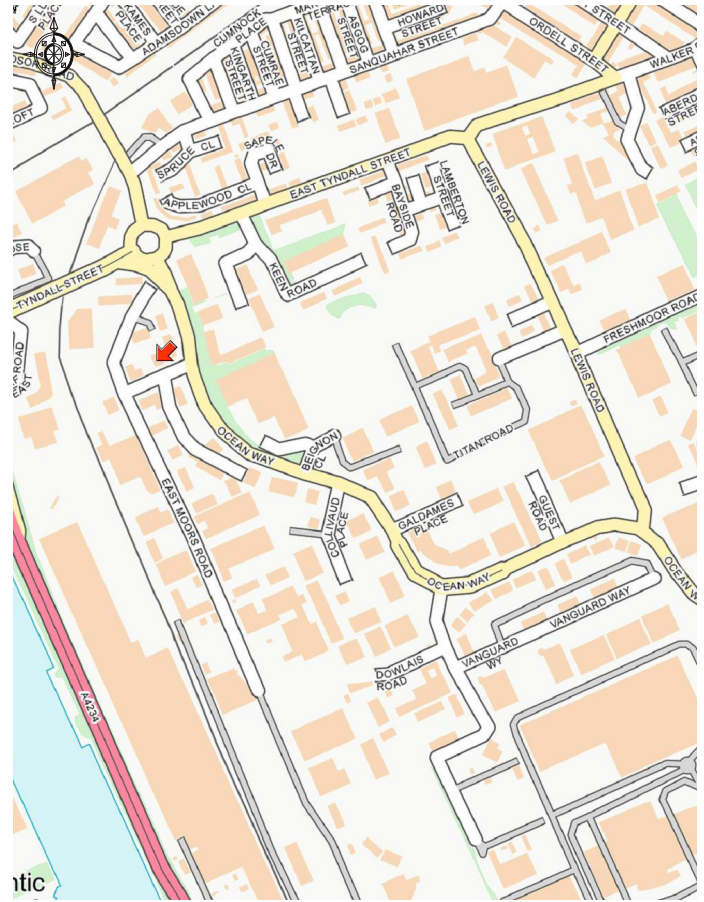
There are 16 parking spaces allocated.

Rent

£11.50 per sq ft.

Business Rates

Rateable Value	RV£50,500
Rates Payable (2020/21)	£27,017 per annum



EPC

Energy Asset Performance Rating - C rating.

Terms

The offices are available to let by means of a new lease for a term to be agreed. Further details on request.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills or joint agents Jenkins Best.

Contact

Gary Carver

+44 (0) 2920 368 963
gcarver@savills.com

Sam Middlemiss

+44 (0) 2920 368 962
smiddlemiss@savills.com

Savills Cardiff

2 Kingsway
Cardiff CF10 3FD

IMPORTANT NOTICE

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, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. 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, photographs 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. Designed and Produced by Savills Marketing: 020 7499 8644 | March 2021

savills