

FOR SALE

19/20 NEPTUNE COURT

Vanguard Way, Cardiff, CF24 5PJ



Key Highlights

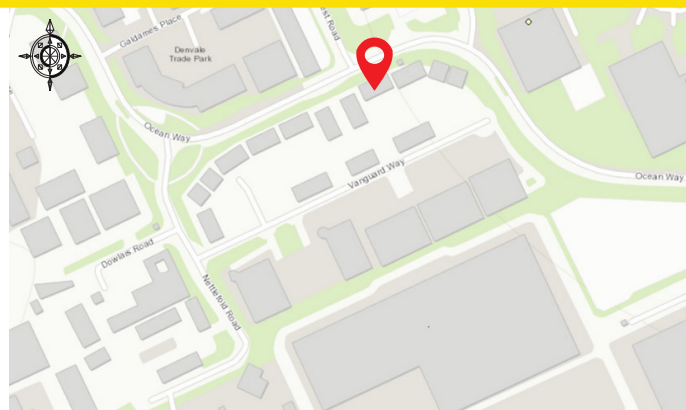
- High quality office space in popular mixed use business park building
- 607.49 sq.m (6,536 sq.ft.)
- Detached building
- 21 parking spaces
- May sell units separately
- Comfort cooling

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Location

19/20 Neptune Court is located on Vanguard Way within the popular Ocean Park development, Cardiff's premier mixed use business location. The property is well located with Cardiff city centre located just 1.4 miles to the north-west. 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 2 semi-detached buildings which have been combined to form 1 single building. Internally, there is a mix of open plan office space and meeting rooms with a kitchen / canteen on the ground floor. The property benefits from the following specification:

- Raised access floors
- Carpet flooring
- Suspended ceilings
- Recessed LED lighting
- Passenger lift
- Double glazed windows
- Comfort cooling
- Male/Female/Disabled WCs
- Kitchen / canteen

Accommodation

FLOOR AREA	SQ M	SQ FT
Ground Floor	303.61	3,268
First Floor	303.61	3,268
Total	607.22	6,536

Car Parking

There are 21 car parking spaces.

Tenure

The property is available Long Leasehold (999 years from 24th September 1999).

Terms

Offers are invited in the region of £650,000.

Business Rates

- Rateable Value - £59,750
- Rates Payable - £31,966

Interested parties should make their own enquiries with the local rating authority.

EPC Rating

C rating

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills.

Contact

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