

TO LET / FOR SALE - OFFICE

UNIT 3, REGENTS COURT

Cardiff, CF24 5JQ



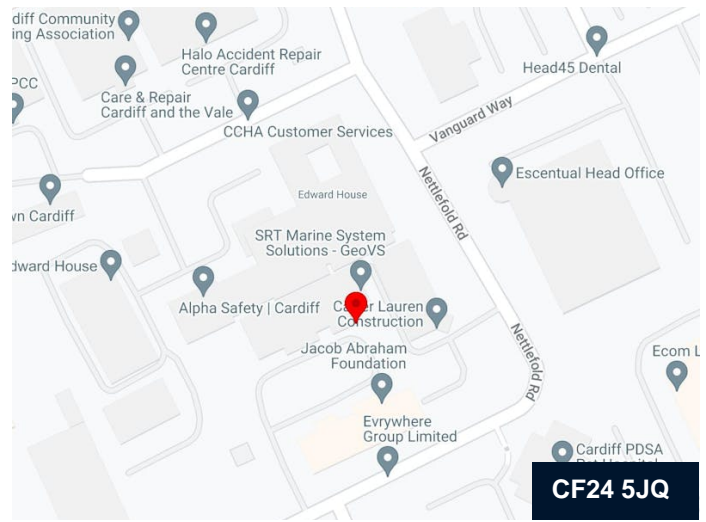
Key Highlights

- 1,379 sq.ft - 2,758 sq.ft
- 10 car parking spaces
- Good quality accommodation
- Easy access to Cardiff's road network

2 Kingsway
Wales CF10 3FD

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CF24 5JQ

Description

The building comprises a two storey end of terrace office building situated around a central courtyard of car parking. The available suite is located on the ground floor and benefits from a specification including perimeter trunking, suspended ceilings, recessed lighting and male and female WC's.

Location

The property is situated within Regents Court, a development of 6 modern offices situated just off Ocean Way. Ocean Park is Cardiff's premier mixed use business park attracting a number of local and national companies including Carillion and Barnardo's. It also benefits from a number of amenities including a pub, hotel and crèche. The property is easily accessed by car being just off the A4232 which links directly into Cardiff Bay and the J33 off the M4. The M4 at junctions 29 and 30 to the east are also easily accessible.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,379	128.11	Available
1st	1,379	128.11	Available
Total	2,758	256.22	

Terms

The office is available to let by way of a new lease for a term to be agreed.

Parking

The office benefits from 5 car parking spaces.

Business Rates

Rateable value: £12,750 per annum (24/24)
Rates payable: £6,821 per annum

Service Charge

A building and estate service charge will apply. Further details are available on request.

EPC

The property has an asset rating of 77 (D rating).

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment.

Contact

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