

TO LET / FOR SALE - OFFICE

# 19 - 20 NEPTUNE COURT

Unit 19-20, Neptune Court, Cardiff, CF24 5PJ



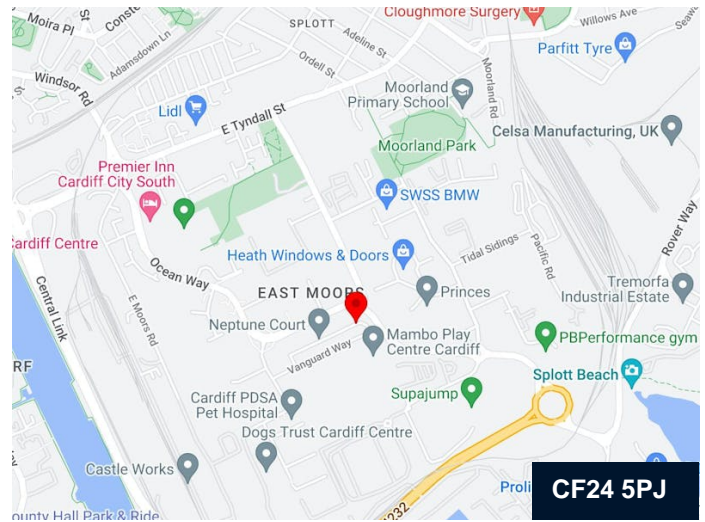
## Key Highlights

- 1,634 sq ft up to 6,536 sq ft
- Could be sold as separate buildings
- LED Lighting
- To Let (May Sell)
- Can split to be let as office suites on flexible terms
- Raised Floors
- Passenger Lift

2 Kingsway  
Wales CF10 3FD

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## 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. There are 21 parking spaces allocated.

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,268	303.61	Available
1st	3,268	303.61	Available
<b>Total</b>	<b>6,536</b>	<b>607.22</b>	

## Specification

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

## Business Rates

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

## VAT

VAT will be applicable

## Legal Costs

Each party to bear their own legal costs

## EPC

C rating

## Viewing

Via Savills

## Contact

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