

TO LET / FOR SALE - OFFICE

UNIT B FULMAR HOUSE

Ocean Way, Cardiff, CF24 5HF



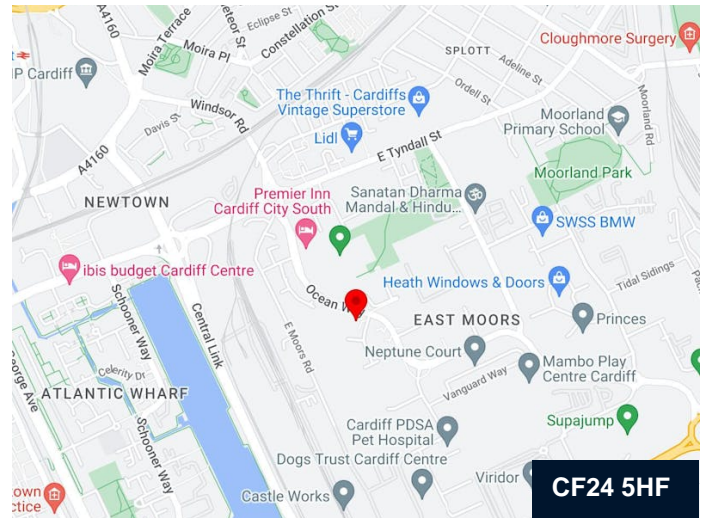
Key Highlights

- TO LET / FOR SALE
- On site parking
- Good Quality Fit Out
- Excellent Arterial Access
- Ground and first floor suites available to let as a whole or separately

2 Kingsway
Wales CF10 3FD

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Description

The property comprises a two story, semi detached office building. The office benefits from the following specification: Raised floors, VDU compatible lighting, suspended ceilings, heating/ cooling, kitchen, DDA compliant and male and female wc's

Location

The property is situated within the popular business district of Ocean Way. It is ideally located being only a short walk from Cardiff city centre and public transport links. The property is easily accessed by car being just off the A4232 which links directly into Cardiff Bay and J33 of the M4. The M4 at junctions 29 and 30 to the east is also easily accessible via Newport Road and the A48M.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,466	229.10	Available
1st	2,466	229.10	Available
Total	4,932	458.20	

Car Parking

There are 10 parking spaces allocated to the property.

EPC

B Rating

Estate Service Charge

An estate service charge will apply. Further details on request.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly via Savills.

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