



Ground Floor, Ocean Buildings

Bute Crescent, Cardiff Bay, CF10 5AY

FOR SALE - High quality office in the heart of Cardiff Bay

1,780 sq ft
(165.37 sq m)

- Prominent location overlooking Mermaid Quay
- Purchase opportunity
- High quality accommodation
- 2 Parking spaces
- LED Lighting
- Electric Heating
- Kitchen
- Furnished Option Available

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Summary

Available Size	1,780 sq ft
Price	£450,000
Rates Payable	£7,868 per annum
Rateable Value	£14,000
Service Charge	£2,500 per annum
Car Parking	2 parking spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (100)

Description

The ground floor of this impressive Grade II listed building, comprises high quality office accommodation, with an expansive basement area.

The accommodation is predominantly open plan of a high specification with quality finishes, with character providing features such as wood paneling to the reception area.

Location

Ocean Buildings is situated in a prominent position, located opposite the Wales Millennium Centre. The property is ideally placed to enjoy the numerous surrounding restaurants and bars of Mermaid Quay, local shops and leisure amenities.

The area has excellent public transport links to the city centre, and the M4.

Accommodation

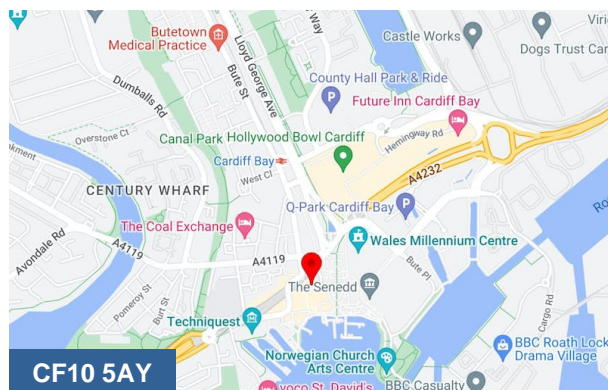
Name	sq ft	sq m	Availability
Ground	1,780	165.37	Available
Total	1,780	165.37	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Terms

The Long leasehold interest of 125 years, dated 15th September 2006, is available to purchase.



Viewing & Further Information



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