



Vision Court

Ground floor suite, Caxton Place, Cardiff, CF23 8HA

To Let: High quality ground floor office

1,945 sq ft
(180.70 sq m)

- AC heating and cooling
- 8 parking spaces
- Amenities in close proximity
- Existing fit out
- Furnished option available
- LED lighting

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Summary

Available Size	1,945 sq ft
Rent	£36,000 per annum
Business Rates	To be re- assessed. Further details on request.
Service Charge	Will be capped £12k pa. Details available on request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Vision Court is a high quality office development offering bright and energy efficient office accommodation situated within a self-contained, secure site.

The available suite is located on the ground floor and provides the following specification;

LED lights, raised floor, heating/cooling, male/female and disabled WCs, existing fit out, furniture available.

Location

Vision Court is located in the popular and established Cardiff suburb of Pentwyn, close to the attractive residential areas of Cyncoed, Llanishen and Lisvane on the north east side of Cardiff. Pentwyn is situated approximately 1 mile south of junction 30 of the M4 motorway and close to the A48M.

Trunkroad which provides easy access into Cardiff city centre (5 miles) and to junction 29 of the M4 motorway (4 miles).

Accommodation

The accommodation comprises the following areas:

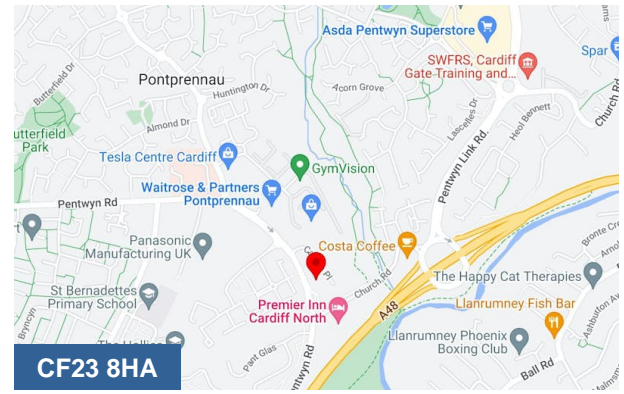
Name	sq ft	sq m	Availability
Ground	1,945	180.70	Available
Total	1,945	180.70	

Viewings

Strictly via Cooke and Arkwright or Savills.

Terms

The office is available via sub-lease or assignment until 27th June 2025, or a new lease to be agreed directly with the landlord.



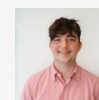
Viewing & Further Information



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