

PROMINENT GROUND  
FLOOR OFFICE UNIT

NEWPORT ROAD,  
CARDIFF CF24 0AD

TO LET

# LONGCROSS COURT

Prime city location  
in the heart of Cardiff

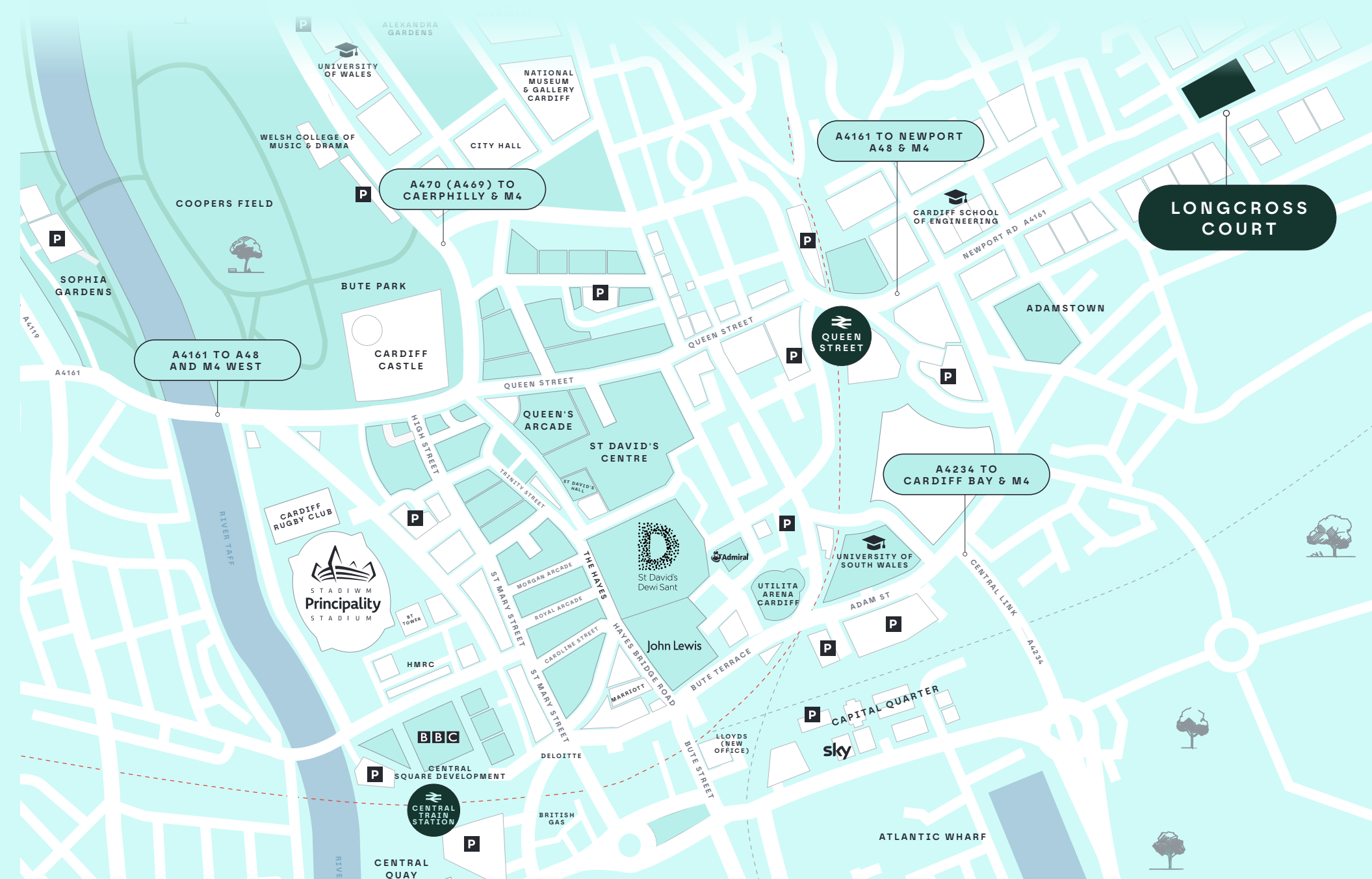


## LOCATION

# Centrally connected, exceptionally positioned

The prominent ground floor office unit will form part of the Longcross Court 706 bed student accommodation development due to be completed Autumn 2028 which is located close to the interchange of City Road and Newport Road, a short distance from Cardiff City Centre.

In close proximity to public transport links, including Cardiff Queen Street Station and regular bus routes located on both Newport Road and City Road. The A48 is approximately 3 miles to the north, leading to the M4 motorway and the A4232 is 2 miles to the south.



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what3words

The adjacent unit is to be developed as a coworker/Cafe Space.

There are numerous bars, coffee shops and restaurants in the immediate area, including The Ernest Willows (JD Wetherspoon), Subway, AJ's Coffee House and other local delicatessens.



# 706

 bed student accommodation

Development due to be completed Autumn 2028

# 1 mile

 From Cardiff City Centre

## Excellent rail transport links

⇌ Cardiff Queen Street ⇌ Cardiff Central Station

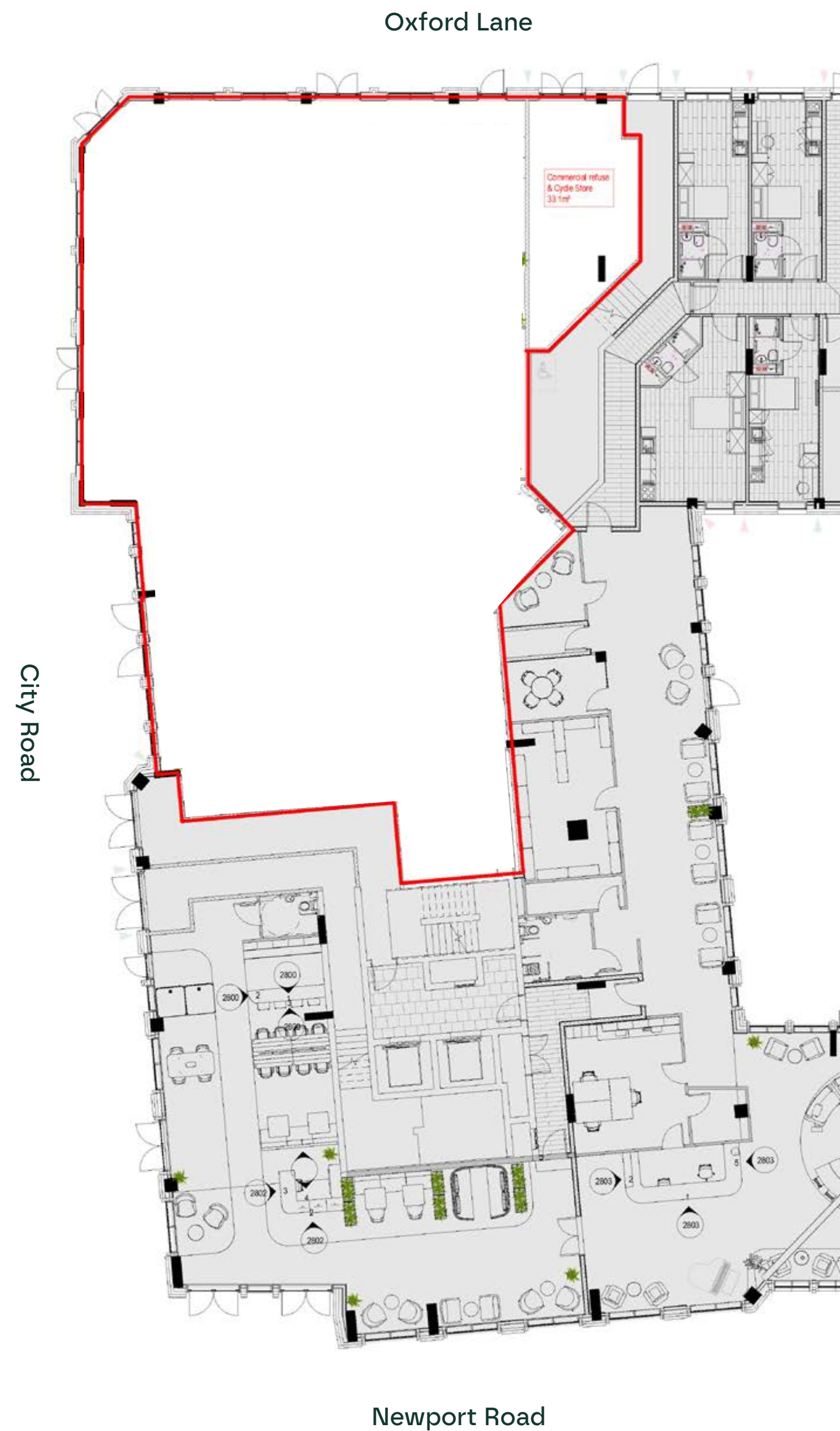
## Major road access

- A48 – 3 miles north, connecting to the M4
- A4232 – 2 miles south

## INDICATIVE OFFICE LAYOUT



## SHELL UNIT



### Description

The office unit will be developed as a secure, serviced shell unit including windows and doors with a dedicate refuse/cycle area.

Cat A&B fit out proposals are available on application.

### Accommodation

These areas are subject to on-site verification in accordance with the latest RICS Code of Measuring Practice.

**GIA 483.3 sq.m. | 5,200 sq.ft.**

### Rates

Interested parties to rely on their own enquiries to relevant Location Authority Rates Department.

### Tenure

The subject property is available on a Full Repairing and Insuring basis via service charge.

### Rent

On application.

### Energy Performance Certificate

On application.

### VAT

All figures quoted are exclusive of VAT where applicable.

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Each party is to bear their own legal and professional costs incurred in the transaction.

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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