

TO LET

HIGH QUALITY OUT OF TOWN OFFICES

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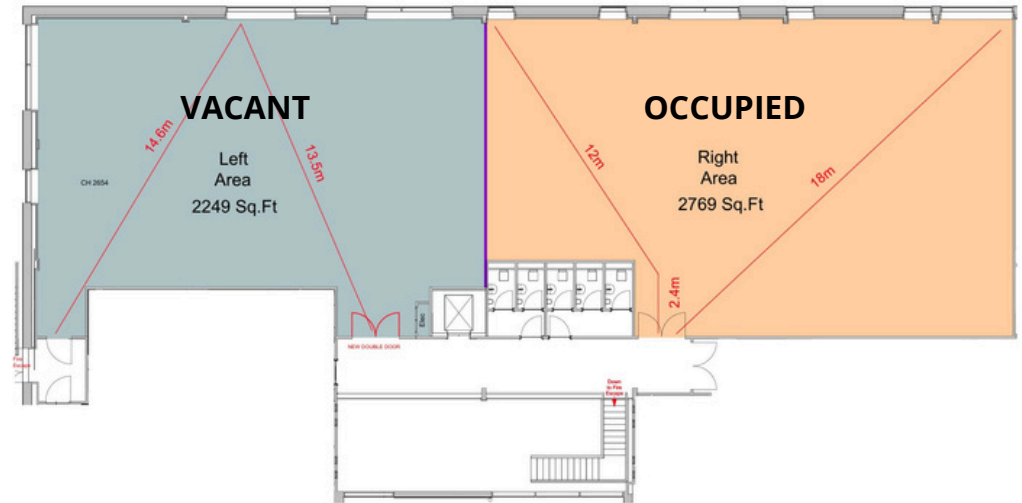
28 Park Place, Cardiff CF10 3BA 



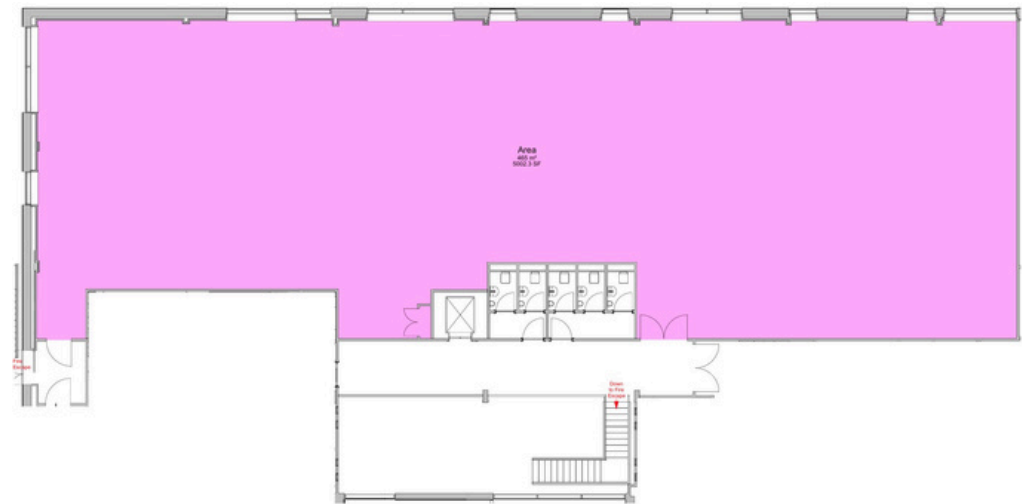
**Fletcher
Morgan**



Vision Court, Pentwyn, Cardiff CF23 8XN



1 Vacant Area Plan - Floor 1, Vision Court
1:100



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1:100



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property. 11/02/2026



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. It is also 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).

A bus stop is situated on the main road immediately adjacent to Vision Court. During working hours there are frequent and regular bus services between Pentwyn and Cardiff City. Both Cardiff Central Railway Station and Newport Railway Station are an easy 15 minute drive from Vision Court.

Description

Vision Court is a high quality, bright and energy efficient office accommodation situated within a self-contained, secure site on a prominent main road location within Pentwyn, on the north-east side of Cardiff. There is considerable flexibility to provide occupiers with office suites to suit their particular requirement.

- Raised access floors
- Fully carpeted
- Suspended ceilings
- LG7 lighting
- Comfort cooling/heating
- Aluminium double glazed
- Lift
- Marble tiled w/cs

Accommodation

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

First Floor Left Area **2,249 sq.ft. | 211.3 sq.m.**

What3Words

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Rates

Occupiers will be responsible for their own business rates payable. Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Car Parking

A total of 96 car parking spaces are provided on-site, giving an attractive ratio of 1 space per 370 square feet net of office accommodation (6 spaces).

Local Amenities

Amenities within the immediate area include:

- Waitrose
- Greggs
- Premier Inn Hotel
- Sizzling Steak House
- Spire Hospital
- Costa Coffee

Tenure

The property is available on a new effective full repairing and insuring lease on flexible terms.

Rent

£20 per sq.ft. per annum plus VAT

Service Charge

Occupiers will be required to contribute towards an annual service charge. Further details on request.

Energy Performance Certificate

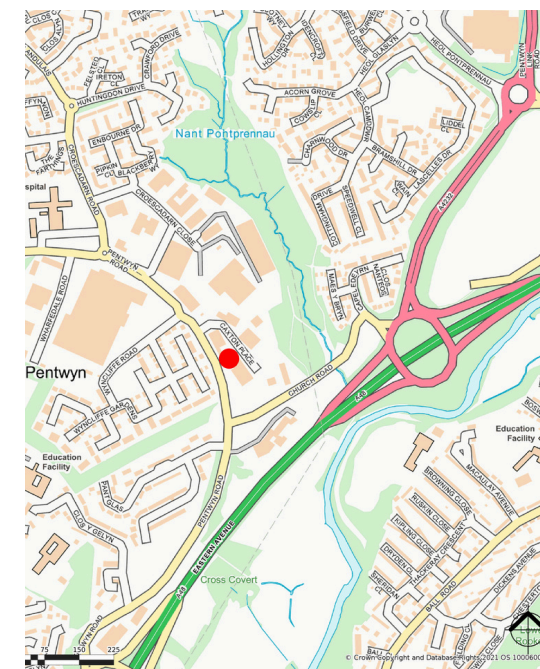
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VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

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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