

TO LET

550–1,450 SQ.FT. FIRST FLOOR OFFICE SUITES WITH 5 CAR PARKING SPACES

029 2037 8921

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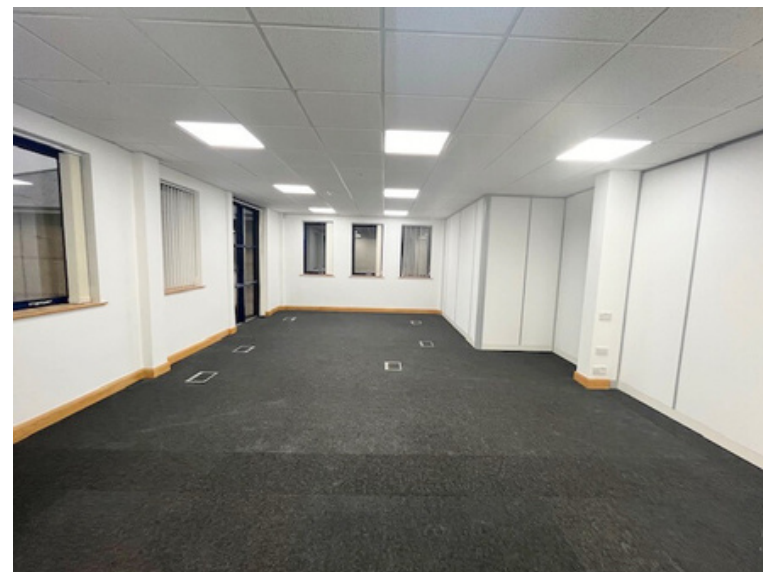
28 Park Place, Cardiff CF10 3BA



**Fletcher
Morgan**



Unit 19 Neptune Court, Ocean Way, Cardiff CF24 5PJ



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Location

Unit 19 Neptune Court is located on Vanguard Way within the popular Ocean Park development, Cardiff's premier mixed use business location. The property is well located with Cardiff city centre located just 1.4 miles to the north-west. The property is easily accessible by car, located immediately off the A4232 which links directly into Cardiff Bay and J33 of the M4. Junctions 29 and 30 of the M4 Motorway to the east are easily accessed via Newport Road and the A48.

Adjacent occupiers include **V12 Retail Finance**, **HLN Architects and Hopkins Law**. The immediate area also boasts other facilities and amenities for any potential occupier including **UFIT Fitness gym and Greggs**.

Description

The property comprises semi-detached building with refurbished office suites. Internally, there is a mix of open plan office space and meeting rooms. Specification includes:

- Comfort cooled throughout.
- Suspended ceiling and fully carpeted.
- Fully accessible lift.
- Car parking situated at the front of the property.
- Self contained toilet facilities.
- Potential for kitchenette to be fitted

Accommodation

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

Suite A	900 sq.ft.	83.61 sq.m.
Suite B	550 sq.ft.	51.09 sq.m.
Total	1,450 sq.ft.	134.70 sq.m.

Tenure

The property is available on a new standard repairing lease with terms to be negotiated.

Rates

Suite A £120 per month
Suite B Exempt

Rent

Suite A £975 per month
Suite B £625 per month

Service Charge

Suite A £270 per month
Suite B £185 per month

Utilities

Suite A £220 per month
Suite B £150 per month

Parking

Suite A 3 spaces
Suite B 2 spaces

Energy Performance Certificate

C64

VAT

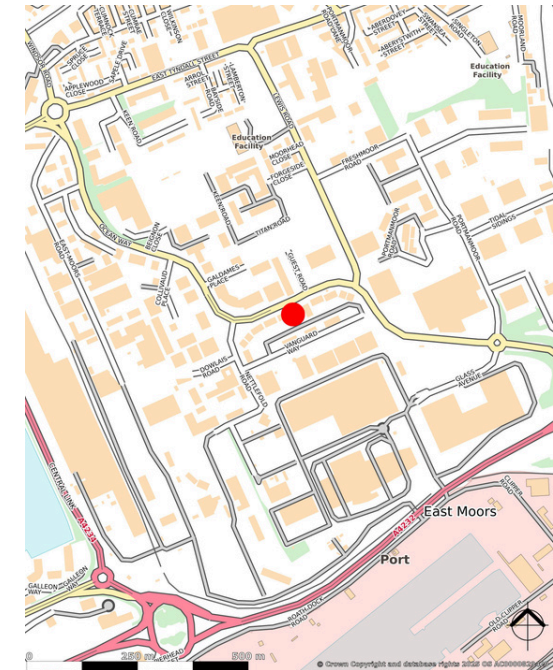
All figures quoted are exclusive of V.A.T. where applicable.

Costs

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

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