

15/16

Neptune Court Cardiff Bay

New high quality offices to let
1,628 - 3,256 sq. ft

www.1516neptune.com



High quality, first floor open plan office space to let 3,256 sq.ft, with exclusive ground floor entrance and parking for 12 cars.

Neptune Court units 15 and 16



Neptune Court is a prestigious new business park in Cardiff Bay, on Vanguard Way, close to the city centre. 15/16 Neptune Court are stylish and modern self-contained offices finished to a 'Grade A' specification and benefit from ample visitor and staff car parking. The offices provide excellent accommodation for professional firms and organisations requiring quality accessible city space with parking. 15/16 Neptune Court, Vanguard Way, Cardiff Bay CF245PJ.

➤ **'Grade A' built specification**
Air conditioning, raised floors, suspended ceilings, floating floors and passenger lift. Fully compliant with Disability Discrimination Act 1995.

➤ **Excellent location**
within a 5 minute drive of Cardiff Bay and Cardiff city centre and within a short drive of the M4 motorway.

➤ **Secure parking**
the offices are contained within a secure environment with controlled access and 24/7 weekday and weekend security.

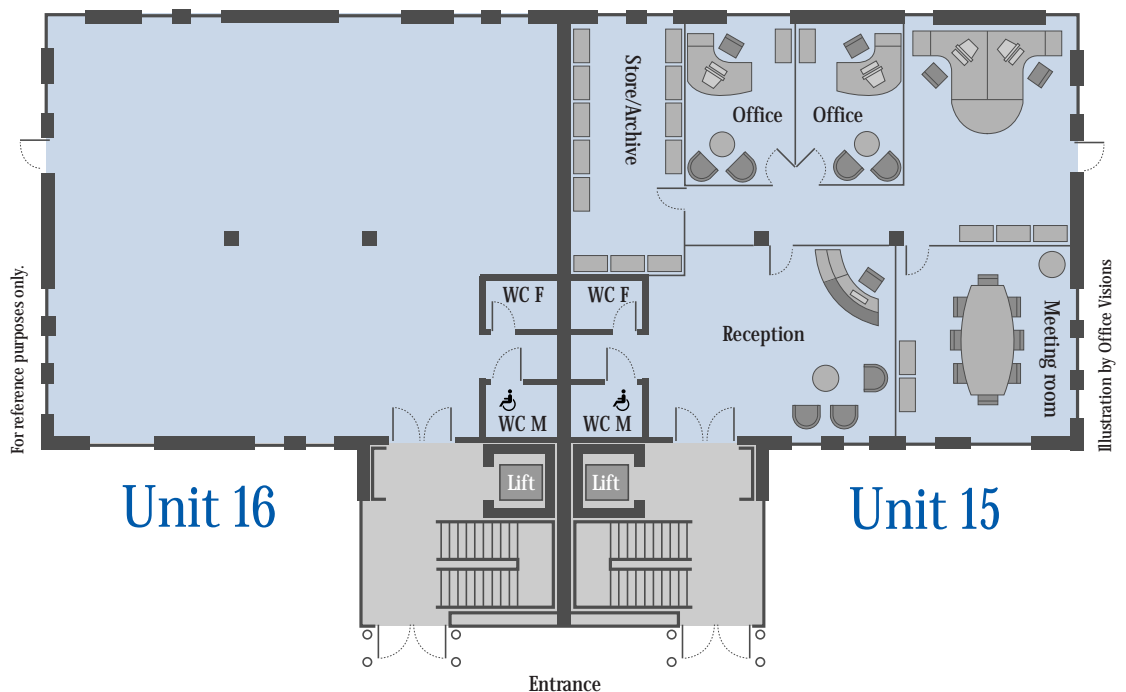
➤ **Flexible terms**
units 15 & 16 are available as a single open plan office of 3256sq ft, or as two units of 1628sq ft both with exclusive ground floor entrances, both with stairs and lift access.

Open plan floor plate finished to 'Grade A' specifications



△ Raised floors, power and data sockets throughout open plan floor areas.

First floor plan showing ▸ a typical office furniture layout for one of the two units. The entire first floor is now open plan at 3,256sqft. or could be let as two units at 1,628sqft per unit.





◁ Neptune Court has controlled traffic access.

Features

High quality offices; entrance lobbies for both units 15 and 16 feature open plan staircases to the upper floor and passenger lifts. Lobbies are well lit with a double height glass front entrance. Entrances to both ground and upper floor offices are from the ground floor lobby area.

Excellent car parking

6 or 12 spaces are available, adjacent to the office.

Attractive floor plate

Spacious open plan floor layout with excellent natural light. Open plan spaces can be divided into offices and conference areas, depending on requirements. Raised floors, power and data sockets throughout open plan floor areas.

- ▷ Air conditioning
- ▷ Fully DDA* compliant with passenger lift servicing ground and first floors
- ▷ Flexible open plan space
- ▷ Attractive architectural features providing quality finishes
- ▷ Raised floors
- ▷ Intruder alarm
- ▷ Suspended ceilings
- ▷ Male, female and disabled toilet facilities on each floor



Unit 15

Ground	151.3 sq. m	1,628 sq. ft	Let
First	151.3 sq. m	1,628 sq. ft	Available
6 Car parking spaces			

Unit 16

Ground	151.3 sq. m	1,628 sq. ft	Let
First	151.3 sq. m	1,628 sq. ft	Available
6 Car parking spaces			

Total 302.6 sq. m 3,256 sq. ft
12 Car parking spaces



△ Lift to first floor.



△ Quality fixtures and fittings throughout.

*DDA - Disability Discrimination Act 1995

Unrivalled location - Neptune Court is the closest business park to Cardiff city centre.



City Centre

Cardiff County Council
Headquarters

Wales Millennium Centre

National Assembly for Wales

15 and 16 Neptune Court



You'll be in good company

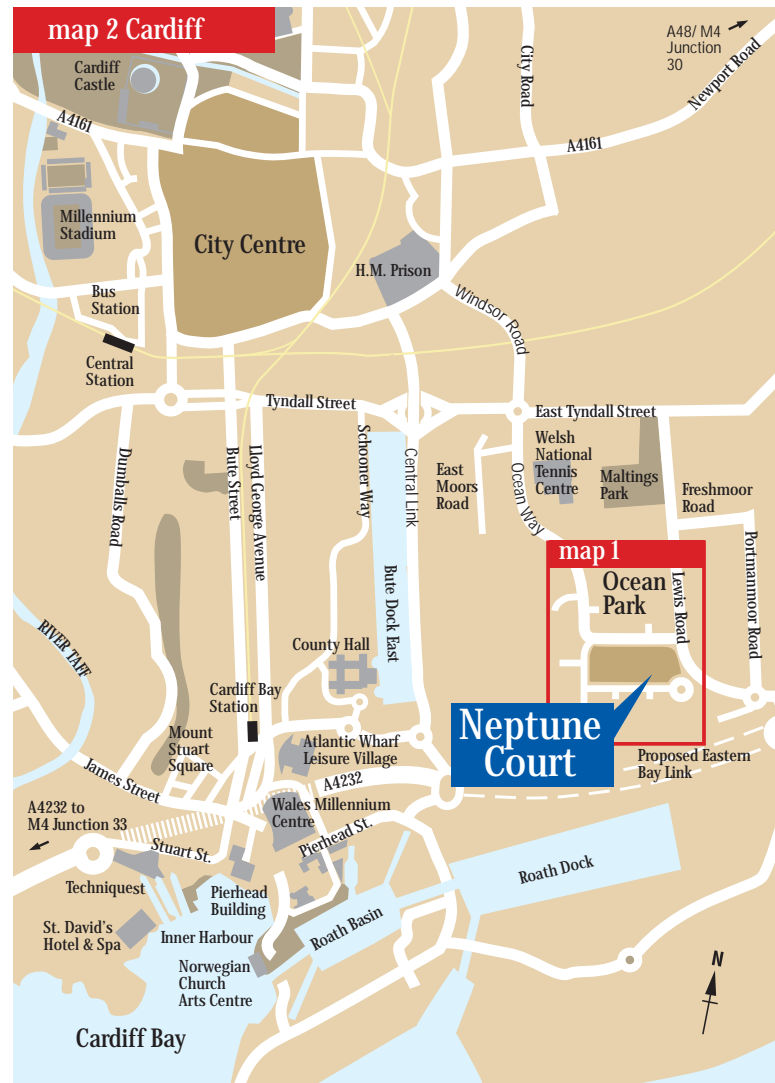
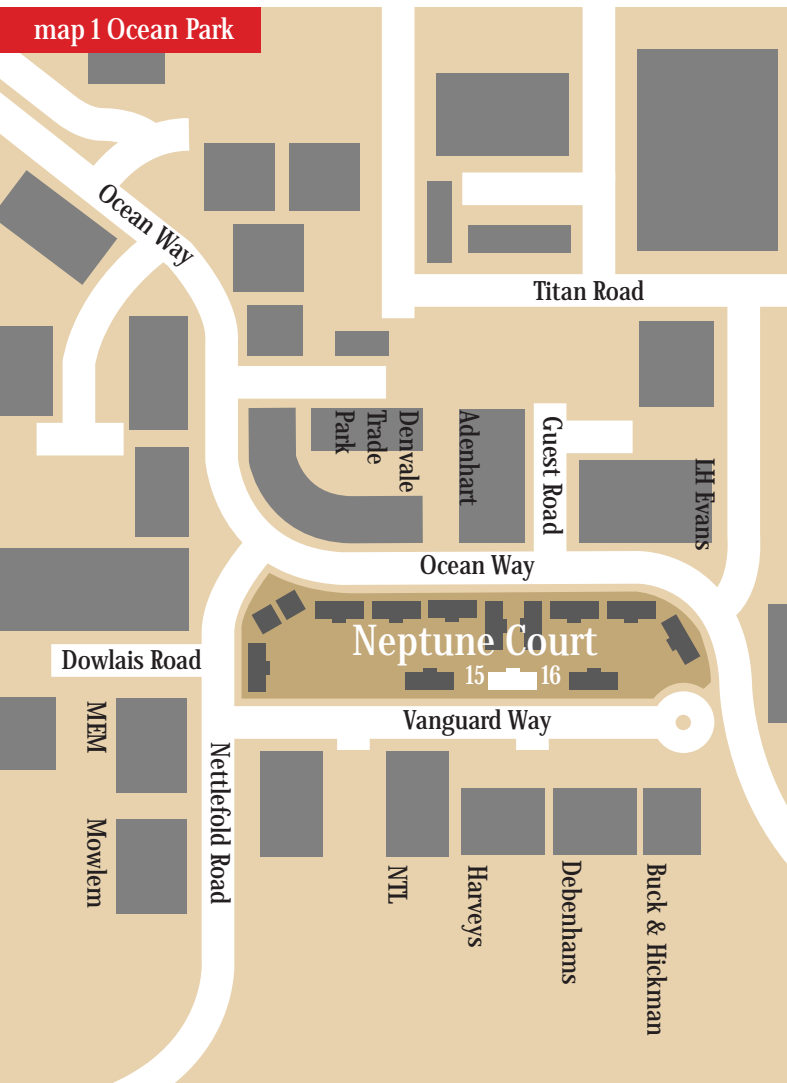
Ground floor is let to **Transform Medical Group**

The business park has already attracted prestigious professional firms and national organisations such as:

Transform Medical Group, Football Association of Wales, Medical & Professional, The Peacock Group PLC, Haines Watts Accountants, Lee Wakeman Quantity Surveyors, Age Concern.

Easy access to Cardiff city centre and M4 motorway

15 & 16 Neptune Court are within an approximate 5 minute drive of Cardiff Bay Inner Harbour area, the new Welsh Assembly building and the Wales Millennium Centre and also within an approximate 11 minute drive of the motorway via the A48 link road.

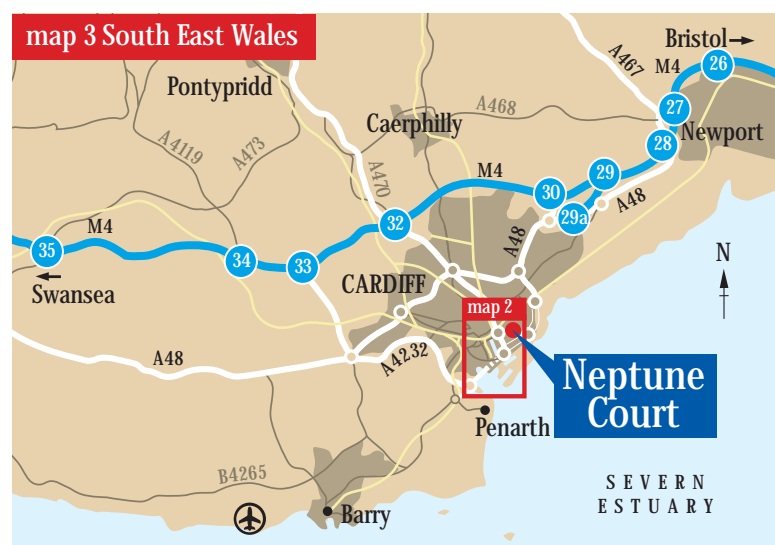


Local transport

The property is serviced by an excellent road network. Bay Circle bus route is within easy walking distance with an approximate 9 minute ride to Cardiff central station.

Excellent amenities

Local amenities include: Esporta Health Club, Wales National Tennis Centre, Hanover International Hotel, Ocean Park restaurant, Tesco and Lidl supermarkets.



Neptune Court, Cardiff Bay, units 15 and 16
available for immediate occupation.
www.1516neptune.com



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