

TO LET

13 OCEAN WAY OCEAN PARK, CARDIFF CF24 5TE



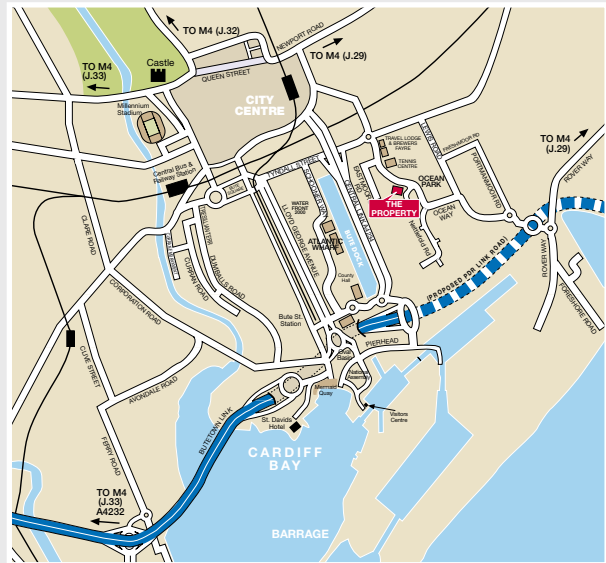
2,917 - 5,834 sq ft (270 - 542 sq m)

OFFICE/SHOWROOM BUILDING

- Prominent main road frontage
- Independent/interconnecting ground & first floors
- 27 car parking spaces
- Flexible lease



Plan for identification purposes only. Not to Scale.



LOCATION

The property is situated in a prominent location on the junction of Ocean Way with Collivaud Place. Ocean Park is an established mixed use location at the city end of Cardiff Bay, with excellent access to the Central Link road which provides direct access to the Cardiff Bay Waterfront and Junction 33 of the M4 motorway via the A4232.

There are a number of leisure facilities on Ocean Park including an Esporta Health Club (Wales Tennis Centre), Jigsaw Day Nursery and Premier Inn/ Brewers Fayre. Office occupiers include Peacocks, NSPCC, Stride Treglowne, Barnardos & Cardiff Community Housing Association.

DESCRIPTION

A modern detached two storey building of contemporary design providing showroom & office accommodation on ground & first floors. The building can be taken as a whole or on a floor by floor basis.

ACCOMMODATION

	ft ²	m ²
Ground Floor - Showrooms and meeting rooms	2,917	270
First Floor - Mainly open plan with meeting room	2,917	270
Total	5,834	540

SPECIFICATION

- Gas central heating
- Air conditioning
- Feature lighting
- Carpeting
- Basement storage
- Kitchen & wcs

CAR PARKING

There are 27 car parking spaces (1:216 sq ft).

LEASE

The property is available on a flexible basis on monthly license or longer subject to a lease expiry in January 2018 with a break clause in January 2013. Rent on application.

RATES

Rateable Value (2010)	£66,000
Rates (2011/12)	£28,248

SERVICE/ESTATE CHARGE

c £500/quarter.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agent:



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