

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

For Sale
High quality offices of 3296 SQ FT
with parking



2 Neptune Court
Ocean Park
Cardiff



(029) 20 388988

Location

The Neptune Court office development occupies a prominent site, fronting Ocean Park, Cardiff.

The scheme is located in close proximity to Cardiff City Centre and within easy reach of the Welsh Assembly and Cardiff Bay Waterfront. There is also good access to the public transport network and the local road system, including the M4 motorway.

Ocean Park is an established Business Location with the benefit of many amenities which include a children's nursery, health club, public house and hotel

Specification

Low maintenance building including the following features.

- Traditional brick elevations.
- Aluminium colour coated double glazed windows.
- Suspended ceilings.
- Inlaid light fittings.
- Gas fired central heating.
- Raised floors.
- 4kn/m³ plus 1.0kn/m³ Floor loading.
- Good telecommunication/internet links.
- Male, female and disabled toilet facilities
- Tea point
- Demountable partitioned offices to ground.
- Open plan to first floor
- 12 car spaces

Accommodation

Ground floor	1648 sqft	153 sqm
First floor	1648 sqft	153 sqm
Total	3296 sqft	306 sqm

Tenure

The property is held on a 999 year ground lease at a peppercorn rental. Vacant possession of the whole is available

Terms

Offers around £395,000

VAT

VAT is payable in addition

Viewing

Contact Mark Hirons.

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(029) 20 388988

Fax: (029) 20 399033

8 St Andrews Crescent, Cardiff, CF10 3DD

Email mhirons@hmy.co.uk

Web site <http://www.hmy.co.uk>



