

TO LET - OFFICE

COLLIVAUD HOUSE

Collivaud Place, Caerdydd, CF24 5PD



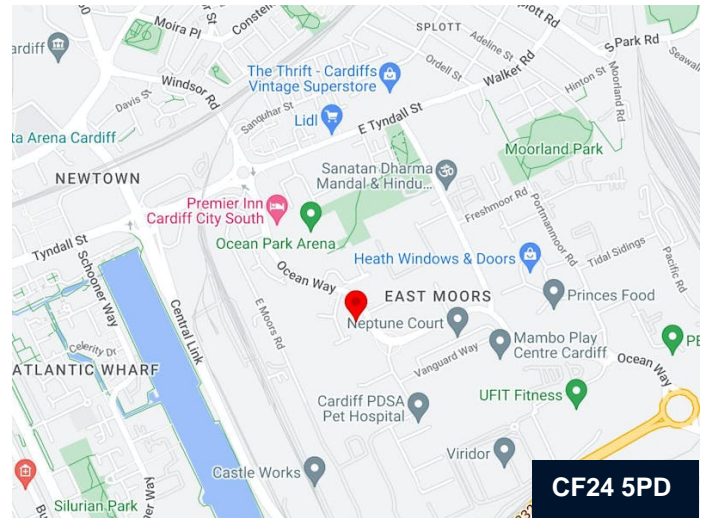
Key Highlights

- 3,873 sq ft
- Raised Floors
- Kitchen
- Self Contained
- May let floor by floor
- Heating/Cooling

2 Kingsway
Wales CF10 3FD

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Description

The property comprises a two storey, modern office building built in 2002. It provides a mix of open plan and partitioned offices which could be removed to provide totally open plan space if required.

The office benefits from the following specification: Raised Floors; VDU compatible lighting; Heating/Cooling; Kitchen; Fully carpeted; Male & Female WC's.

Location

The property is situated within the popular Ocean Park development, Cardiff's premier mixed use business location. It is ideally located being only a short drive from Cardiff city centre. The property is easily accessed by car being just off the A4232 which links directly into Cardiff Bay and J33 of the M4. The M4 at junctions 29 and 30 to the east is also easily accessible via Newport Road and the A48.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,898	176.33	Available
1st	1,975	183.48	Available
Total	3,873	359.81	

Rent

On Application.

Business Rates

Rateable Value: £36,250

Rates Payable (24/25): £19,393 per annum

EPC

Energy Asset Performance Rating – B rating

Terms

The offices are available to let by means of a new lease for a term to be agreed. Further details on request.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills or joint agents Jenkins Best

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