

# EDWARD HOUSE

Tagomago Park, Dowlais Road, Ocean Way, Cardiff, CF24 5TW



## Key Highlights

- 814.57 sq m (8,768 sq ft) – may split
- Excellent accessibility
- 1.5 miles from Cardiff city centre
- Self-contained

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## Location

Tagomago Park is located in Ocean Park, approximately 1.5 miles (2.4 km) from the city centre, with direct links to Cardiff Bay. It benefits from good road connectivity to the M4 via Rover Way and the A4232 Peripheral Distributor Road. Nearby occupiers comprise a range of trade, office and industrial users including Football Association of Wales, Virgin Media, Viridor, NSPCC, Greggs and South Wales Police.

## Description

The property comprises a two story detached building located at the front of the Tagomago Park. The accommodation provides a mix of open plan and partitioned office space with a specification including:

- Carpeted floors
- Kitchen facilities
- Gas central heating
- WC facilities
- LED lighting
- Passenger lift
- Glass partitioning

## Accommodation

AREA	SQ FT	SQ M
Ground Floor	413.42	4,450
First Floor	401.15	4,318
<b>Total</b>	<b>814.57</b>	<b>8,768</b>

## Parking

20 parking spaces are allocated to the property. Further spaces available by separate licence subject to availability.

## Terms

The property is available by way of a new lease for a term to be agreed. Further details available on request.

## Rent

£12.55 per sq ft.

## Business Rates

The ingoing tenant will be responsible for the business rates.

Rateable Value	To be assessed
Rates Payable (19/20)	To be assessed

## Estate Service Charge

An estate service charge will be payable. Further details are available on request.

## VAT

All figures quoted are exclusive of VAT.

## Contact

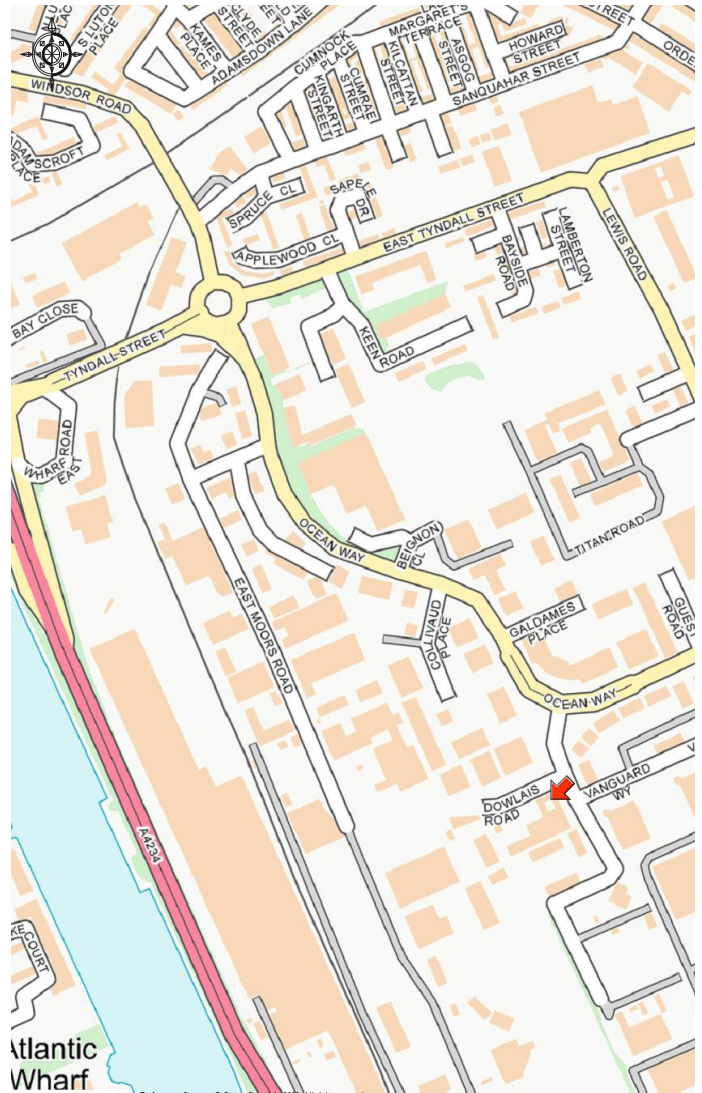
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## Legal Costs

Each party to bear their own legal costs.

## EPC

The property has the an Energy Performance Asset Rating of 71 (C Rating).

## Viewings

Strictly by appointment via Savills or joint agents Jenkins Best.

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