

TO LET - OFFICE

# CHARNWOOD HOUSE

Ocean Way, Cardiff, CF24 5HF



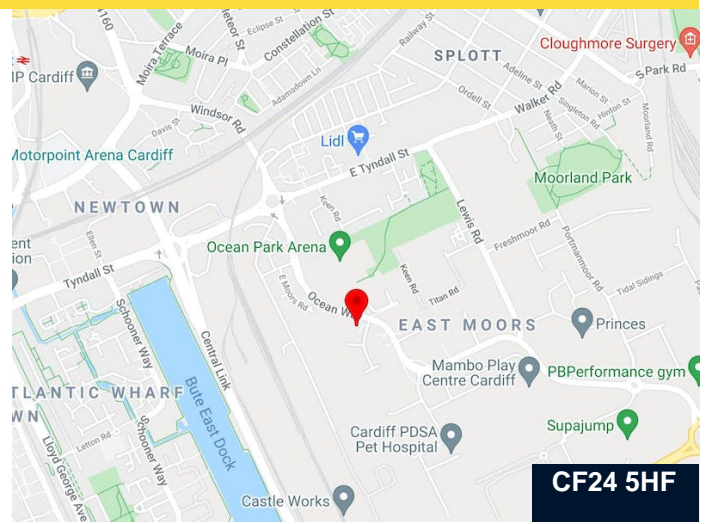
## Key Highlights

- 2,810 to 5,877 sq ft
- Available as a whole or floor by floor
- Close to Cardiff city centre
- 2,940 sq ft to 5,877 sq ft
- 21 parking spaces
- Kitchen/Breakout area

2 Kingsway  
Wales CF10 3FD

[savills.co.uk](http://savills.co.uk)





## 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
- Recessed VDU compatible lighting
- Suspended ceilings
- Passenger lift
- Double glazed windows
- Fully carpeted
- 2 kitchens
- Male and 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 of the following

Name	sq ft	sq m	Availability
Ground	2,940	273.13	Available
1st	2,937	272.86	Available
<b>Total</b>	<b>5,877</b>	<b>545.99</b>	

## Specification

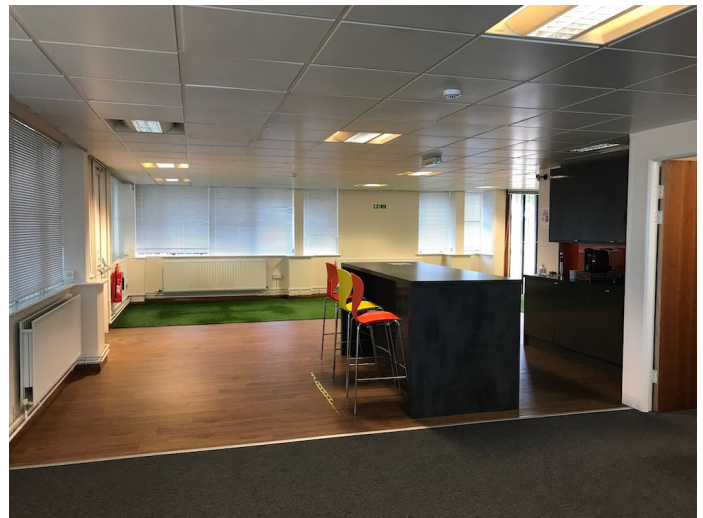
Raised floors  
LED Lighting  
Gas central heating  
Suspended ceilings  
Double glazed windows  
Fully carpeted  
2 Kitchens  
Male and female wc's

## Viewings

By appointment with Savills or Jenkins Best

## Terms

A new lease for a term to be agreed.



## Contact

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