

Offices

savills

Ground Floor, Fulmar House, Ocean Way, CF24 5HF

savills.com



TO LET

- 229.10 SQ M (2,466 SQ FT) up to 458.20 SQ M (4,932 SQ FT)
- High quality offices
- Close to Cardiff city centre
- 11 parking spaces

For Further Information:

Savills
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Contact:
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gcarver@savills.com

Contact:
Sam Middlemiss
029 2036 8962
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Smiddlemiss@savills.com



Location

The property is situated within the popular business district of Ocean Way. It is ideally located being only a short walk from Cardiff city centre and public transport links. 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 A48M.

Description

The property comprises a two storey, modern office building. The available accommodation is located on the ground floor of the property. The office benefits from the following specification:

- Raised floors
- VDU compatible lighting
- Suspended ceilings
- Heating/ cooling
- Kitchen
- DDA compliant
- Male and female wc's

Accommodation

Ground Floor – Unit A: 229.10 sq m	2,466 sq ft
Ground Floor – Unit B: 229.10 sq m	2,466 sq ft
Total	4,932 sq ft

The offices are available individually or as one single unit.

Parking

There are 11 parking spaces available with the offices.

Rent

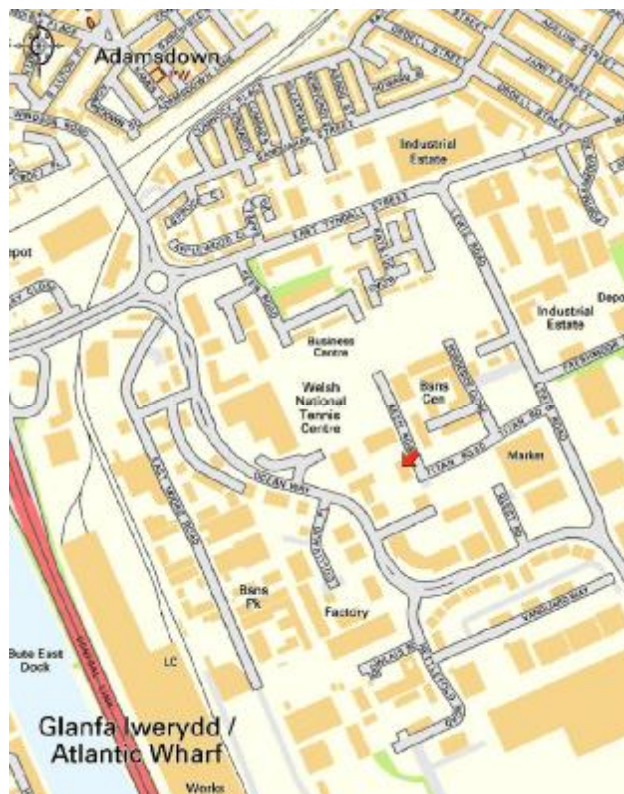
On application.

Service Charge

A service charge is payable. Further details are available on request.

Business Rates

Each unit has a Rateable Value of RV£30,000.
Rates Payable (16/17): £14,580 per unit.



EPC

Energy Asset Performance Rating – 29 (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.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills

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Subject to contract

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March 2016

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