

Offices

savills

2 Trident Court, East Moors Road, Cardiff, CF24 5TD

savills.com



TO LET

- From 19.51 sq m (210 sq ft) up to 351.64 sq m (3,785 sq ft)
- Serviced offices available
- Close to Cardiff city centre
- Parking available

For Further Information:

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12 Windsor Place
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Contact:
Gary Carver
029 2036 8963
07972 000 171
gcarver@savills.com

Contact:
Sam Middlemiss
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Location

2 Trident Court is situated within the popular Ocean Park development, Cardiff's premier mixed use business location. Its 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.

Description

The property comprises a two storey, modern office building built in 2003. It provides a mix of open plan and partitioned offices which could be removed to provide totally open plan space if required or individual serviced offices. The office benefits from the following specification:

- Suspended ceilings
- Recessed lighting
- Kitchen facilities
- Fully carpeted
- Male and female wc's

Accommodation

The available accommodation has the following areas:

	Sq M	Sq Ft
Ground Floor:		
-Suite 1	80.36	865
-Suite 2	24.16	260
-Suite 3	19.51	210
-Suite 4	22.30	240
-Suite 5	19.51	210
First Floor:	185.80	2,000
Total	351.64	3,785

Parking

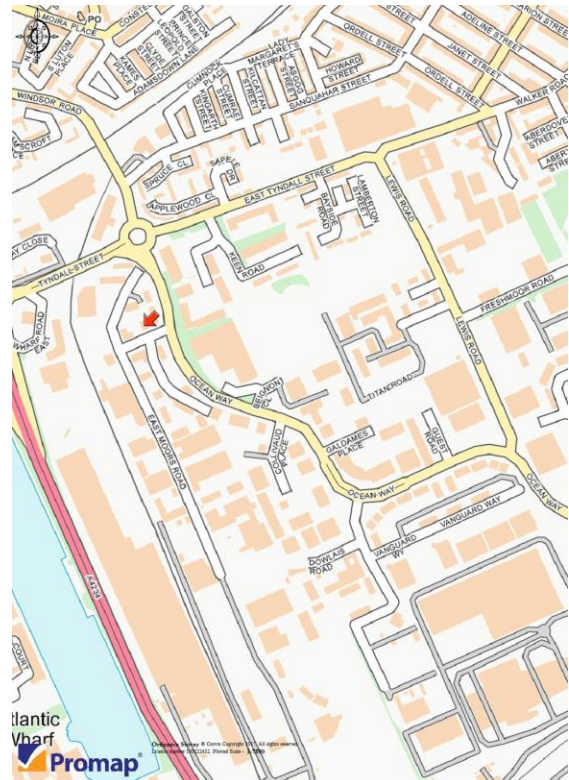
There are 14 parking spaces in total provided with the office.

Rent

£30.00 (inclusive of Service Charge and Business Rates)

Business Rates

Included in the Rent.



EPC

Energy Asset Performance Rating – 68 (C 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 or joint agents JLL

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Subject to contract

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June 2018

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