

**HIRONS**  
**MORGAN**  
**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

# To let

## High specification offices with parking



**Ocean House**  
**18 Harrowby Street**  
**Cardiff Bay**  
**CF10 5GA**



**(029) 20 388988**

## Location

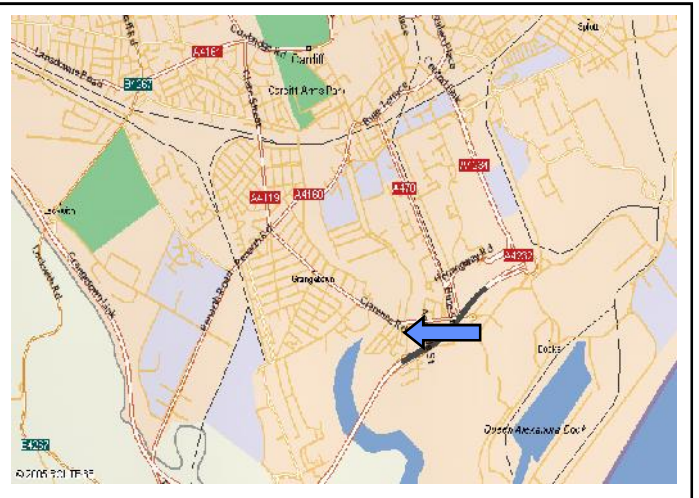
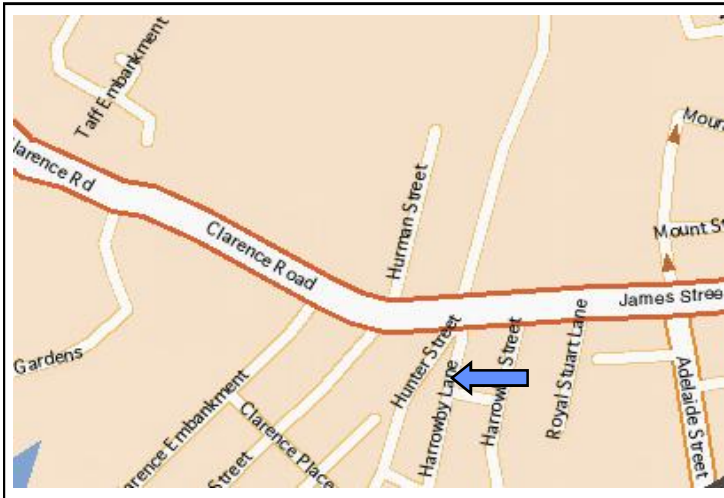
The property fronts Harrowby Street a short distance from its junction with Clarence Road and James Street in the heart of Cardiff Bay. All local amenities are within easy walking distance including Mermaid Quay shops, bars and restaurants, St Davids Hotel and Spa and The Millenium Centre. A coffee shop is adjacent. Communications are first class with efficient road, rail and bus links.

## Accommodation

Ground floor 64sqm (689 sqft)  
First floor 75 sqm (812 sqft)  
Total 139 sqm (1501 sqft)

## Car Parking

Car spaces are included. There is also street parking in Harrowby Street.



## Specification

- Solid floors laid with carpets
- Suspended ceiling and inlaid LED lighting
- Perimeter trunking
- Double glazing with vertical blinds
- Gas central heating
- Air conditioning
- High specification network and numerous points
- Internet linked security system
- Door entry system
- Wc and shower room
- Solar panels providing subsidised electricity

## Terms

Available to let on a new full repairing and insuring lease at a rental of £18000 per year exclusive.

## EPC

The property has a rating of 94 within band D

## Rates

Estimated rates payable 2017/2018  
£9730

## Viewing

Contact Mark Hiron.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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