

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

To let
High quality offices with parking
1648 sqft



Unit 2
Neptune Court
Ocean Park
Cardiff



(029) 20 388988

Location

The Neptune Court office development occupies a prominent site, fronting Ocean Park, Cardiff.

The scheme is located in close proximity to Cardiff City Centre and within easy reach of the Welsh Assembly and Cardiff Bay Waterfront. There is also good access to the public transport network and the local road system, including the M4 motorway.

Ocean Park is an established Business Location with the benefit of many amenities which include a children's nursery, health club, public house and hotel..

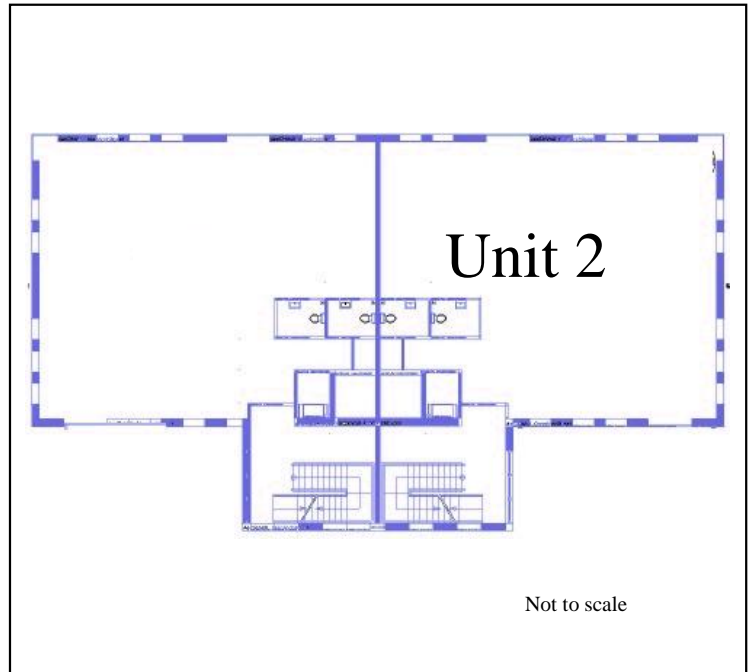
Specification

Neptune Court provides low maintenance, high quality buildings including the following features.

- Traditional brick elevations.
- Aluminium colour coated double glazed windows.
- Suspended ceilings.
- Inlaid light fittings.
- Gas fired central heating.
- Raised floors.
- Fully carpeted
- Good telecommunication/internet links.
- Male, Female toilet facilities
- Existing partitioned offices if required
- Kitchen
- 6 car spaces

Accommodation

Ground floor 1648 sqft 153sqm



Terms

The offices are available to let on a new full repairing and insuring lease at a rental of £16,000 per year exclusive of VAT and service charge.

Viewing

Contact Mark Hirons.

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.

Hirons Morgan and Yapp have an interest in the property



(029) 20 388988

Fax: (029) 20 399033

8 St Andrews Crescent, Cardiff, CF10 3DD

Email mhirons@hmy.co.uk Web site <http://www.hmy.co.uk>

