

For Sale, To Let

Office 2,466 to 9,864 sq ft

Fulmar House, Ocean Way, Cardiff, South Glamorgan, CF24 5HF



Summary

- Modern Self Contained Offices With Dedicated Parking
- Type: Office
- Tenure: For Sale, To Let
- Size: 2,466 to 9,864 sq ft
- Rent: £9.50 per sq ft exclusive.
- Price: Available on Request

Highlights

- Available as a whole or in part (from 2,466 sq ft)
- Available by way of a new lease or virtual freehold
- 21 dedicated car parking spaces

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.

Specification

The property provides a detached two storey modern office building. The property is currently split to provide two self contained ground floor office suites and one first floor office suite. The first floor has the ability to be split.

The building currently benefits from previous tenant fit out to include meeting rooms, board room, storage, open plan offices and kitchen facilities.

The specification comprises:

- Gas central heating
- Comfort cooling (in part)
- Suspended ceilings with recessed lighting
- Raised access floors
- Male, female and disabled WC's

Availability

Unit	Floor	Sq Ft	Car parking
Unit A	Ground Floor	2,466	6
Unit A	First Floor	2,466	5
Unit B	Ground Floor	2,466	5
Unit B	First Floor	2,466	5
Total		9,864	21

The property is available from 2,466 sq ft.

The above floor areas are subject to re-measurement on an IPMS3 basis in accordance with the RICS Property Measurement. 1st Edition, May 2015.

Terms

The accommodation is available by way of a new effective full repairing and insuring lease on a term of years to be agreed. The property is also available by way of a virtual freehold sale in part (from 2,466 sq ft) or as a whole. Further details available on request.

Loan Facility

The landlord is able to offer a loan facility to any potential purchaser, further details are available on request.

Energy Performance Rating

This property has been graded as 29 (B).

Rent

£9.50 per sq ft exclusive.

Price

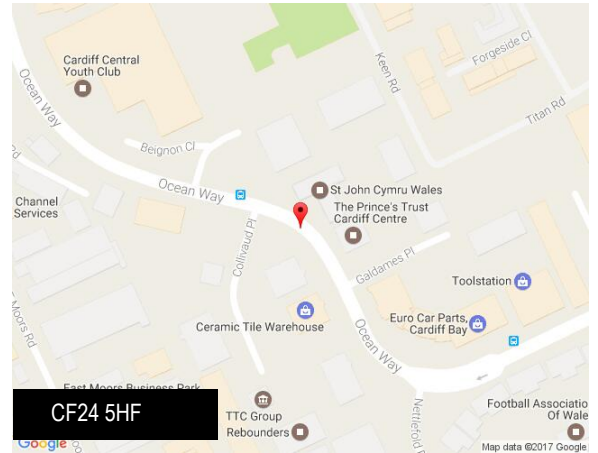
Available on Request

Business Rates

c. £4.35 per sq ft.

Service Charge

£1 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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