

# To Let

**Unit 2, Trident Court, East Moors Road, Ocean Way,  
Cardiff, CF24 5TD**

210 to 3,785 sq ft

- Serviced Office Suites with All Inclusive Rents
- Established business location
- On-site parking
- Good public transport links
- Close to Cardiff City Centre and multiple transport links



## Location

The property is located just off Ocean Way and Eastmoors Road on the fringe of Cardiff city centre. Ocean Way is the main thoroughfare through Ocean Park, Cardiff's premier mixed use business park.

Cardiff city centre is located just 1 mile north of the property and is situated close to public transport. The property is easily accessed by car just off the A4232 which links directly into Cardiff Bay and J33 of the M4 motorway.

The M4 at Junctions 29 and 30 to the east and are easily accessible via either Newport Road, Rover Way and the A48(M) which is one of the main arterial routes in Cardiff.

The subject property is located benefits from frontage to East Moors Road and is surrounded by mixed use commercial occupiers including Jewson, Prince's Trust, Greggs, Yolk Recruitment and Subway. Ocean Park provides a wealth of amenities including a Public House, Trade Park, Travelodge and Tennis Centre.

## Description

The property is a detached unit of brick construction built in circa 2003. The property has been newly reconfigured to create a number of serviced office suites with all inclusive rents available from 210 sq ft.

The specification includes suspended ceilings with recessed lighting, gas central heating and male, female & disabled WC's.

There are 14 car parking spaces associated with the property.

## Legal Costs

Each party to bear their own legal costs.

## Accommodation

Description	Property Type	Sq ft	Availability
Ground Floor Suite 1	Serviced Office	865	Available
Ground Floor Suite 2	Serviced Office	260	Available
Ground Floor Suite 3	Serviced Office	210	Available
Ground Floor Suite 4	Serviced Office	240	Available
Ground Floor Suite 5	Serviced Office	210	Available
1st Floor Suite	Serviced Office	2,000	Available
<b>Total</b>		<b>3,785</b>	

## EPC

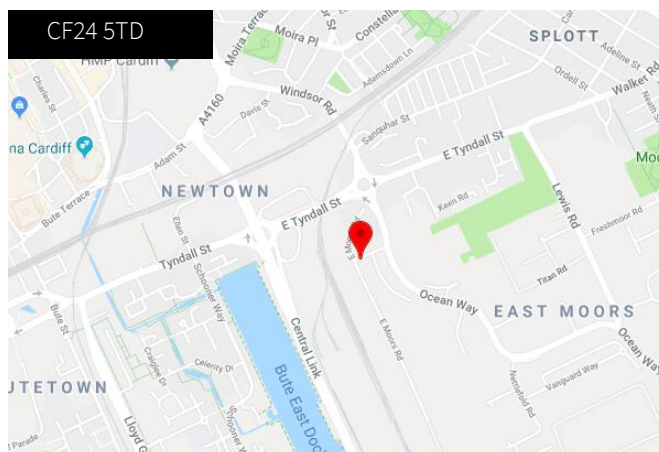
This property has been graded as 68(C).

## Rent

£30 per sq ft

## Business Rates

Rates Payable (2018/2019): £18,889.50 per annum  
(based upon Rateable Value: £36,750 and UBR: 51.4p)



## Contacts

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