

**FOR SALE/TO LET**  
**Office Accommodation (With On-Site Parking)**  
From 138 sq.m. (1,485 sq.ft.) to 280 sq.m. (3,014 sq.ft.)



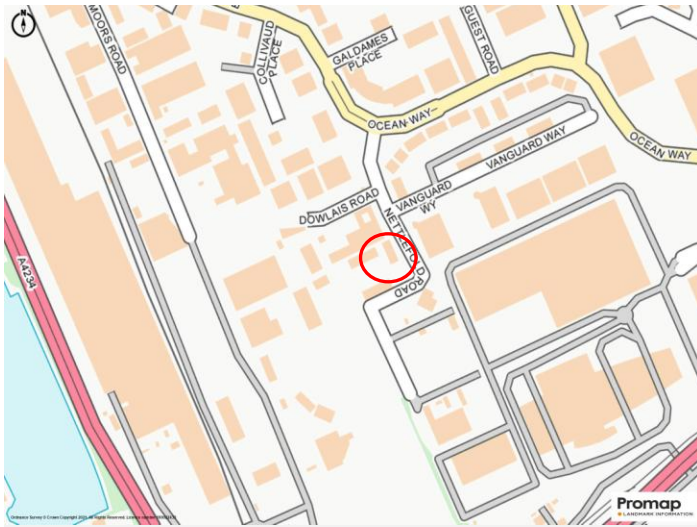
Unit 2, Regents Court, Nettlefold Road,

Ocean Way, Cardiff. CF24 5JQ

- Ideally Located With Excellent Transport Links
- Gated Development With Allocated On Site Parking
- Potential to Split On A Floor By Floor Basis

**Rent: £35,000p.a.x.**  
**Sales Price: £440,000**

# Unit 2, Regents Court, Nettlefold Road, Ocean Way, Cardiff, CF24 5JQ



## LOCATION

The property is situated to Ocean Park, which is a well-established commercial/business park location in close proximity to Cardiff city centre and the Welsh Assembly. The location benefits from easy access to the public transport network and the local road system, including the M4 motorway.

Companies within the vicinity include The Football Association of Wales, Haines Watt Accountants, Age Concern, PDSA, Bad Wolf Studios, Esporta Health Club and Travelodge to name a few.

## DESCRIPTION

The property comprises a two-storey, brick built office building within a secure gated courtyard office development. Allocated car parking spaces are available.

A glass canopy entrance with intercom system into an entrance hallway provides access to both the ground and the first floor via a metal staircase. Internally, the offices are fitted out with suspended ceiling, plaster and painted walls with perimeter trunking and carpeted flooring, male and female WC's with tiled floors. Tea point/kitchen.

## ACCOMMODATION

The accommodation (can be split floor by floor) briefly comprises:

GROUND FLOOR	138 sq.m.	(1,485 sq.ft)
FIRST FLOOR	142 sq.m.	(1,529 sq.ft)
TOTAL AREA	280 sq.m.	(3,014 sq.ft)

W.C. Facilities

Kitchen/Teapoint Facilities

## TENURE/TERMS

**Leasehold** - The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

**Long Leasehold** - The unit may be available For Sale - Further information available upon request.

## SERVICE CHARGE

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

**Energy Efficiency Rating 64|C**

Copy certificate available upon request.

## RATEABLE VALUE

Our inspection of the rating list shows the following assessment:

Rateable Value	£25,500.00
Rates Payable 2021/2022 (approx)	£13,642.50

(The current Rateable Value of the property is for the period 2021/22 and is based on UBR multiplier of 0.535p.) Please be aware we strongly advise all interested parties that they must rely on their own enquiries of the Local Authority on 029 2087 1491/2 to confirm the above figures and in some instances some relief may be applied.

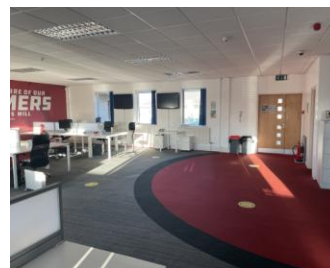
## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## V.A.T.

All figures are quoted exclusive of V.A.T. where applicable.

## SUBJECT TO CONTRACT AND AVAILABILITY VIEWING STRICTLY BY APPOINTMENT ONLY



**Cardiff Bay 029 2046 5466**

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