

## FOR SALE OFFICE INVESTMENT OPPORTUNITY

280 sq.m. (3,014 sq.ft)

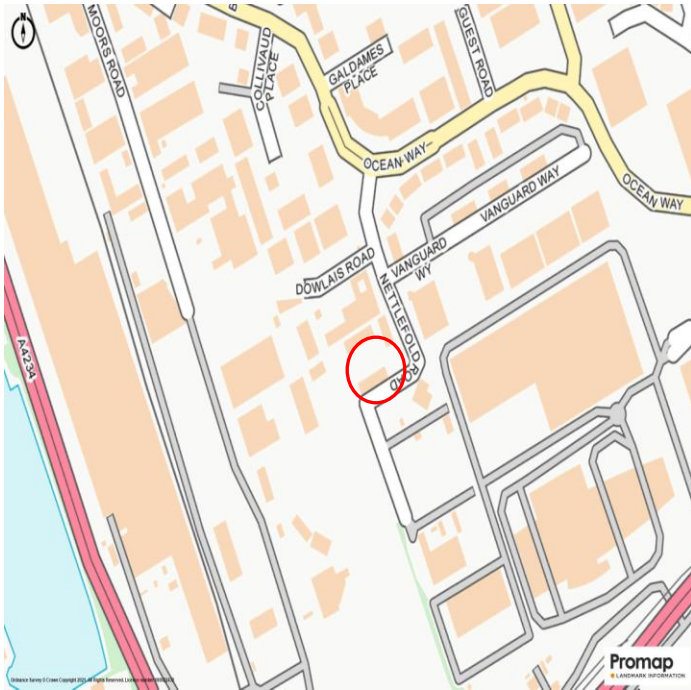


Trojon House, Unit 1  
Regents Court, Nettlefold Road,  
Cardiff. CF24 5JQ

- Ideally Located with Excellent Transport Links
- Gated Development with 12 Allocated Parking spaces
- Fully let to 2 tenants on a floor by floor basis

**Price £395,000**

# Trojon House, Regents Court, Nettlefold Road, 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 which have committed to relocating in this vicinity include, Haines Watt Accountants, Age Cymru, PDSA, Bad Wolf Studios, Esporta Health Club and Travelodge to name a few.

Regents Court can be accessed via Nettlefold Road which is off Ocean Way, the main road running through the Ocean Park area.

## DESCRIPTION

The property comprises a two-storey, brick built office building within a secure gated courtyard office development. 12 Allocated Car parking spaces.

A glass canopy entrance with intercom system into an entrance hallway provides access to both floors via a communal foyer and staircase.

Internally, the offices are fitted out with suspended ceilings, plaster and painted walls with perimeter trunking and carpet tiles to floor, male and female WC's with tiled floors. Tea point/kitchen.

## ACCOMMODATION

The accommodation briefly comprises:

**GROUND FLOOR**                    **138 sq.m. (1,485 sq.ft)**

W.C. facilities

Kitchen/Teapoint Facilities

**FIRST FLOOR**                    **142 sq.m. (1,529 sq.ft)**

W.C. facilities

Kitchen/Teapoint Facilities

**TOTAL AREA**                    **280 sq.m. (3,014 sq.ft)**

## TENURE/TERMS

Long Leasehold - 999 years (less 3 days) from 1 October 1999

Subject to the existing tenancies currently producing £24,360 - Further information available upon request.

## SERVICE CHARGE

There will be a service charge levied to cover both communal building costs and communal costs of the Estate. Further information available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

**Energy Efficiency Rating TBC.**

Copy certificate available upon request.

## RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

## 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**



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