

GROUND FLOOR OFFICES

83.48 SQ.MT (898 SQ.FT)

FOR SALE / TO LET

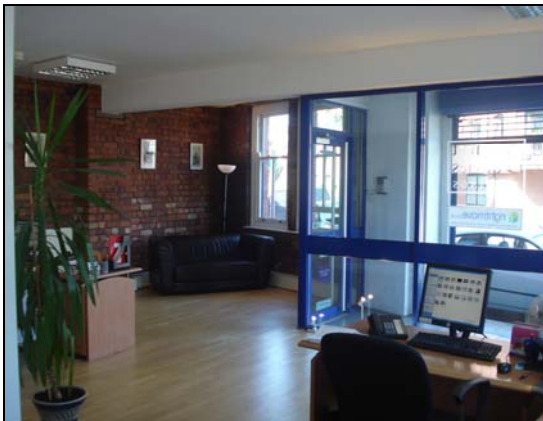
**burnett
davies**

Chartered Surveyors

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**UNIT 3 OCEAN HOUSE
CLARENCE ROAD
CARDIFF BAY
CF10 5FA**

ONE PARKING SPACE INCLUDED

Particulars

Contact: 029 2062 1162



LOCATION

The property is located in a prominent position on the corner of Clarence Road directly opposite the new Cardiff Bay Police Station.

Cardiff City centre lies approximately one mile to the north and is easily accessible via the boulevard Lloyd George Avenue or Dumballs Road.

As well a train station, a regular bus service links the Bay to the city centre and short term parking is available in the Square with all day parking available in the pay and display multi storey car parks within walking distance.

DESCRIPTION

The premises are available due to the current occupants relocation.

Part of the ground floor of this warehouse conversion, the office comprises a ground floor attractively decorated, largely open plan office incorporating reception area, meeting room and rear offices. Kitchen and W/C facilities are located to the rear of the suite.

Ideally suited for a small professional practice, the offices also benefit from one parking space conveniently located immediately to the side of the building.

ACCOMMODATION

The office provides the following areas on a Net Internal basis:-

	SQ.MT	(SQ.FT)
Offices	83.48	(898)

TERMS

The office can be let on a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£15,000 per annum, exclusive

PRICE

Alternatively the property is available by way of a sale of the long leasehold at an asking price of **£205,000**.

RATES

The office has a rateable value of £11,500 with rates payable for the year 2010/2011 being £5,623.50.

LEGAL COSTS

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

VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

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Subject to contract and availability.



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