

TO LET/MAY SELL
Office

**Lambert
Smith
Hampton**

Office Accommodation with Parking

Ocean Buildings, Bute Crescent, Cardiff CF10 5AY



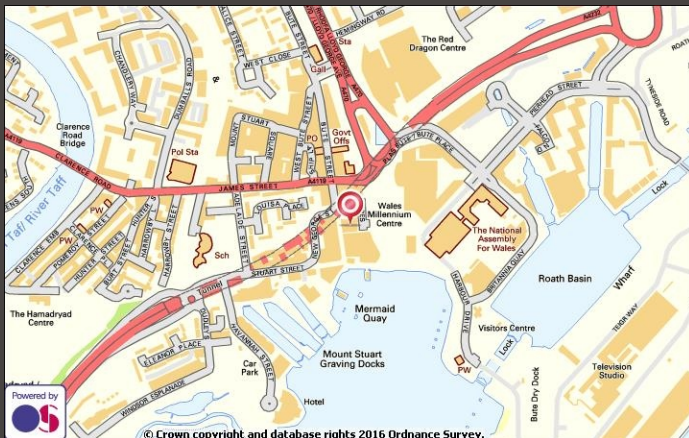
1,720 Sq Ft (159.79 Sq M)

- ✓ Self contained office
- ✓ Grade II listed building
- ✓ Close to public transport links
- ✓ 2 secure parking spaces
- ✓ Suitable for a variety of uses STP
- ✓ Iconic Cardiff Bay location



Lambert Smith Hampton
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LOCATION

Ocean Buildings is located in Mermaid Quay in Cardiff Bay and overlooks Roald Dahl Plass and the iconic Millennium Centre with unparalleled access to Cardiff Bay's bars and restaurants. The property is a 2 minute walk from Cardiff Bay rail station and is served by regular buses from the city centre. The M4 motorway is easily accessible via the A4232 to J33 or to J28 via the new Eastern Bay link road.

DESCRIPTION

Self-contained office building in stunning and unique location in the heart of Mermaid Quay, Cardiff Bay. This Grade-II listed building offers a mixture of open plan and cellular accommodation which includes internal glazed partitioning with integral blinds. Other features include wall-mounted electric heaters, a kitchen area, WC's, a secure entry system as well as 2 undercroft car parking spaces.

- Self contained office
- Grade II listed building
- Close to public transport links
- 2 secure parking spaces
- Suitable for a variety of uses STP
- Iconic Cardiff Bay location
- Perimeter trunking
- Kitchen area



ACCOMMODATION

The self contained office has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following net internal floor area:

Net internal areas	sq ft	sq m
Ground floor	1,720	159.79
Total	1,720	159.79

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

We understand the property to have a rateable value of £14,000 with the current UBR £0.499p in the £. All interested parties are advised to rely on their own enquiries with the local billing authority.

TERMS

Available by way of a new lease direct from the Landlord or for sale on terms to be agreed.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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