

Offices

savills

Ground Floor, Ocean Buildings, Bute Crescent, Cardiff, CF10 5AY

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FOR SALE

- 159.79 SQ M (1,720 sq ft)
- 2 secure undercroft car parking spaces
- Grade II listed building
- Situated opposite to the Roald Dahl Plass and Millennium Centre

For Further Information:

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Location

Ocean Buildings is located in Mermaid Quay, Cardiff Bay with views over Roald Dahl Plass, The Millennium Centre and the Pier Head Building. The property is ideally situated for Cardiff's Bay's bars, restaurants and amenities and is just a short walk from Cardiff Bay railway station and bus stops, which provide regular services to the city centre. Ocean Buildings is in close proximity to the A4232 which provides easy access to junction 33 of the M4 Motorway to the west and junction 28 to the east via the new Eastern Bay Link.

Description

Ocean Buildings is a Grade II listed office building. The available property comprises a self contained ground floor office with an extensive basement. The property provides a mix of open plan and cellular office space which benefits from a specification including:

- Suspended ceilings
- Recessed lights
- Carpeted throughout
- Double-glazed, sash windows
- Perimeter data points
- Electric heaters
- Kitchen
- Unisex and disabled WC.

Accommodation

The property has the following floor area;

Ground Floor: 159.79 sq m (1,720 sq ft)

Parking

There are 2 secure undercroft car parking spaces allocated to the property.

Tenure

The property is available on a long leasehold basis.

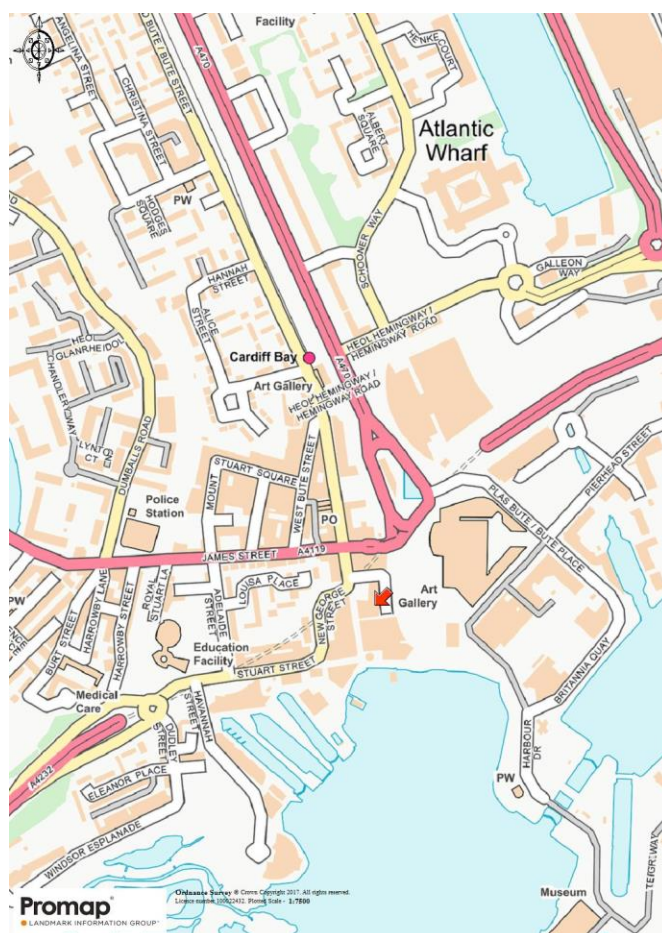
Price

£275,000

Business Rates

Rateable Value: £14,000 per annum

Rates Payable: £6,986 per annum (2017/18)



VAT

All figures are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

EPC

E Rating (119). Further details are available on request.

Viewings

Strictly by appointment with Savills.

For Further Information:

Subject to contract

Nov 2017

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