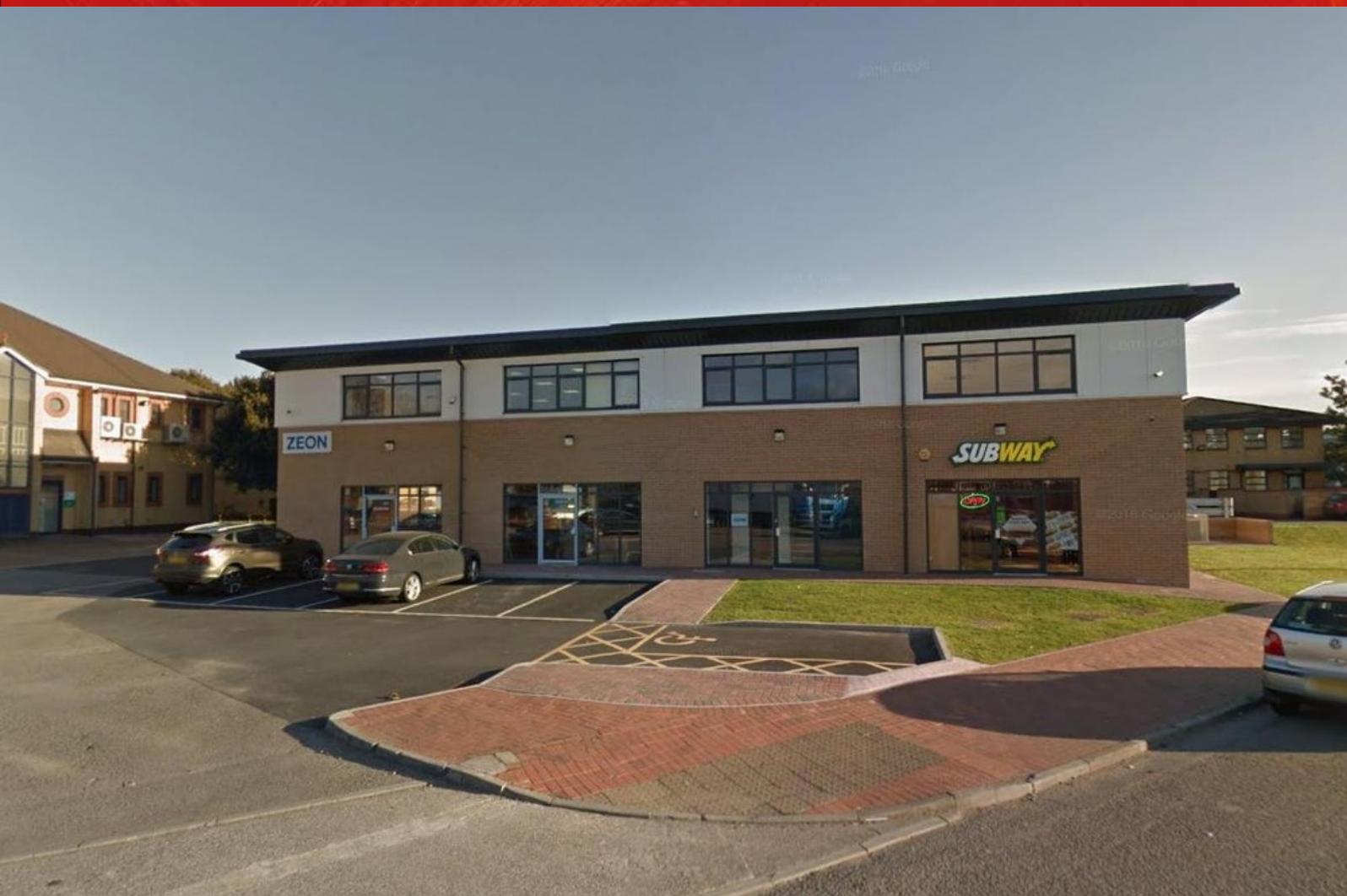


To Let

Unit 2 Scott Court, Ocean Way, Cardiff, CF24 5TG

525 sq ft

- First Floor Office Suite
- Located within Established Business Location
- 2 Car Parking Spaces



Location

The property is located just off Ocean Way and Eastmoors Road on the fringe of Cardiff city centre. Ocean Way is the main thoroughfare through Ocean Park, Cardiff's premier mixed use business park.

Cardiff city centre is located just 1 mile north of the property and is situated close to public transport. The property is easily accessed by car just off the A4232 which links directly into Cardiff Bay and J33 of the M4 motorway.

The M4 at Junctions 29 and 30 to the east and are easily accessible via either Newport Road, Rover Way and the A48(M) which is one of the main arterial routes in Cardiff.

The subject property benefits from frontage to East Moors Road and is surrounded by mixed use commercial occupiers including Jewson, Prince's Trust, Greggs, Yolk Recruitment and Subway. Ocean Park provides a wealth of amenities including a Public House, Trade Park, Travelodge and Tennis Centre.

Specification

The first floor suite benefits from the following specification:

- Comfort cooling and heating
- Disabled access and facilities
- Platform lift
- Suspended ceilings
- Recessed lighting
- Raised access flooring
- Carpeted floor
- Shower facility

There are 2 car parking spaces associated with the suite.

Accommodation

Floor/Unit	Size	Availability
1st	525 sq ft	Available

Tenure

New effective internal repairing and insuring lease available for a term of years to be agreed.

VAT

The property is elected for VAT.

EPC

This property has been graded as C (71).

Rent

Rent on Application



Contacts

Rhydian Morris

0292 167 0241

rhydian.morris@eu.jll.com

Kate Openshaw

0292 072 6003

kate.openshaw@eu.jll.com

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