



Unit B Fulmar House, Beignon Close, Ocean Park, Cardiff, CF24 5PB

Office / Business Unit For Sale

Summary

Tenure	For Sale
Available Size	4,932 sq ft / 458.20 sq m
Price	Offers in the region of £500,000 plus VAT
Service Charge	£4,932 per annum Exclusive, budget for year ending December 2024
Rates Payable	£28,001.65 per annum based on 2023 Valuation
Rateable Value	£49,825

Key Points

- High quality 2-storey business unit
- Walking distance to City Centre and Train Station
- Ground floor storage / laboratory / production area
- Located within established commercial area of Ocean Park, Cardiff
- On site allocated car parking
- First floor open plan office with raised access floor and suspended ceiling

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
BER Rating	C (56)

Description

Unit B Fulmar House is a high quality business unit within walking distance to City Centre and Train Station. Available to purchase or lease. Specification includes raised access floors, suspended ceilings and recessed lighting.

Location

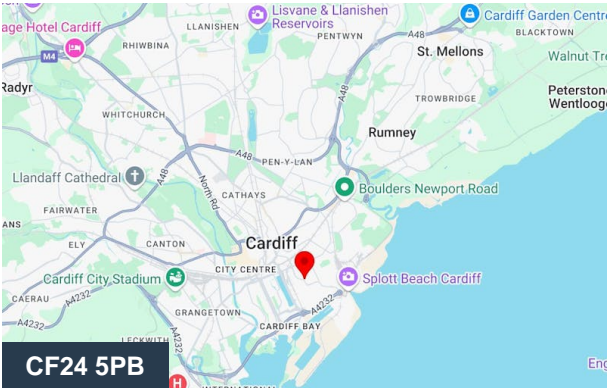
Prime commercial location less than 0.5 miles from Cardiff city centre and the new Enterprise Zone. Located in an established office location with occupiers in close proximity including REXEL, SCREWFIX, Greggs, NSPCC, Princes Trust, and Stride Treglown. Within walking distance of Queen Street and Central Rail Stations.

Specification

High quality business unit less than 1 mile from city centre and Cardiff Bay.

Terms

The property is available to purchase (long leasehold interest). Alternatively our client will consider renting (shorter term lease) for a term of years to be agreed.



Viewing & Further Information



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