



TO LET

Edward House, Tagomago Business Park,
Cardiff, **CF24 5LQ**

Edward House
comprises a two-storey
office building set
around a landscaped
courtyard, located just
**1.5 miles from the city
centre**

- 814.57 sq m (8,768 sq ft) – may split
- Excellent accessibility
- Self-contained
- 1.5 miles from Cardiff city centre
- 20 car parking spaces (more may be available)



Size

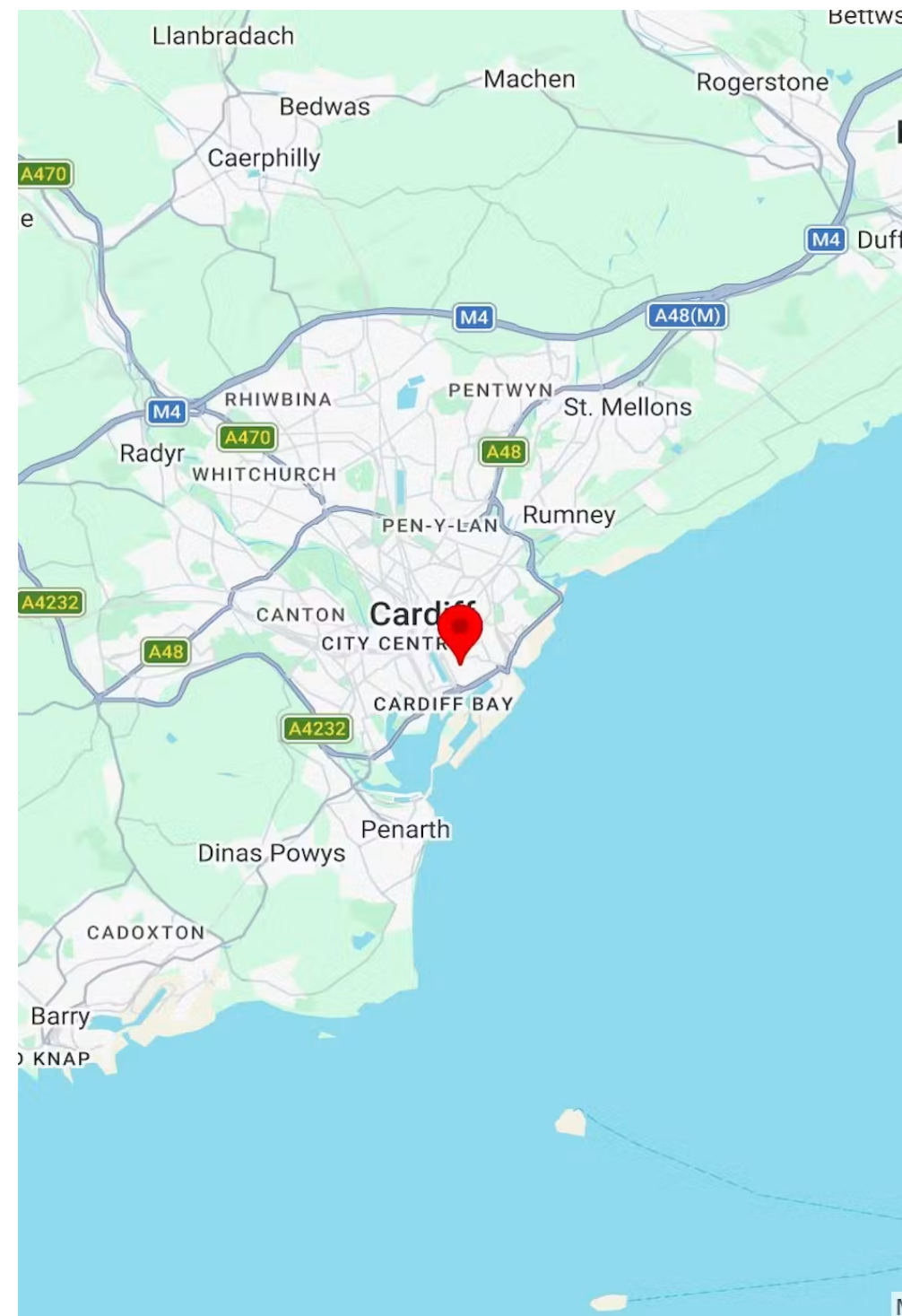
8,768 sq ft (814.57 sq m)

Rent

£10 per sq ft plus VAT

Location

Tagomago Park is situated within Ocean Park, approximately 1.5 miles (2.4 km) from Cardiff city centre, offering direct access to Cardiff Bay. The location benefits from excellent road connectivity to the M4 via Rover Way and the A4232 Peripheral Distributor Road. The surrounding area accommodates a diverse mix of trade, office, and industrial occupiers, including the Football Association of Wales, Virgin Media, Viridor, NSPCC, Greggs, and South Wales Police.



Description

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The property comprises a two story detached building located at the front of the Tagomago Park. The accommodation provides a mix of open plan and partitioned office space with a specification including:

- Carpeted floors
- Gas central heating
- LED lighting
- Glass partitioning
- Kitchen facilities
- WC facilities
- Passenger lift

Specification



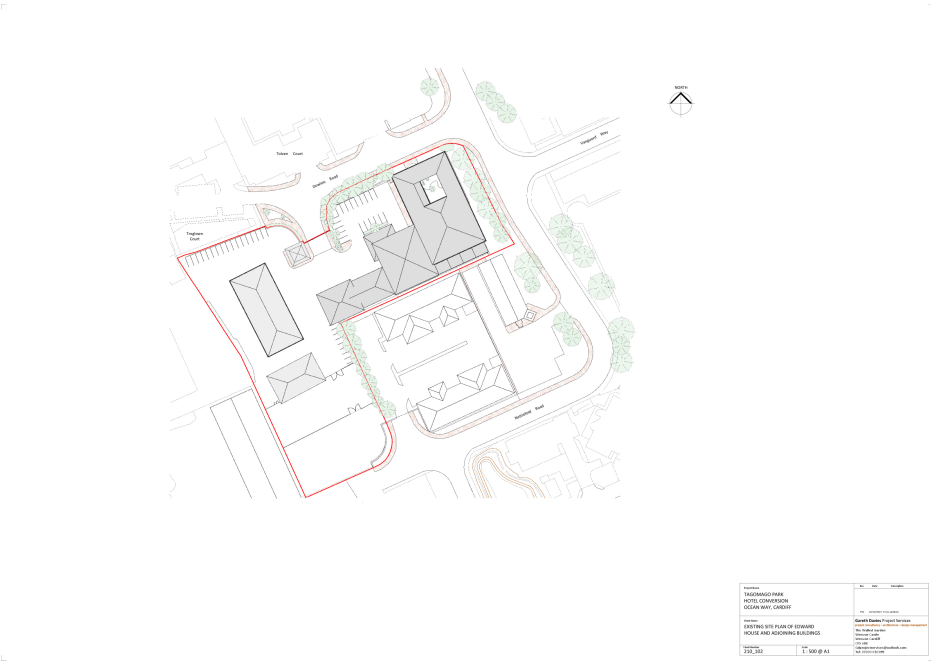
EPC: C (71)



Total parking spaces:
20



Parking ratio: 20
parking spaces are
allocated to the
property. Further
spaces available by
separate license
subject to availability.



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