emanuel**jones**
chartered surveyors

1 Neptune Court,

Vanguard Way, Cardiff, CF24 5PJ

FOR SALE

MODERN SELF CONTAINED OFFICE BUILDING WITH PARKING
3,296 sq ft (306.20 sq m)

- £395,000 for long leasehold
- Part income producing
- Raised access floors
- Modern male, female and disabled WC's
- 12 car parking spaces

029 2081 1581

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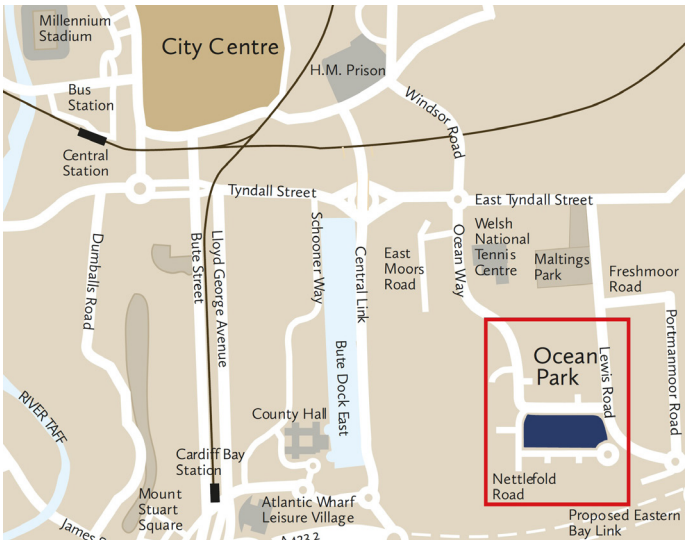
LOCATION

The property forms part of the established Neptune Court office development. The estate occupies a prominent position, fronting Ocean Way, Cardiff and lies approximately 1 mile south east of Cardiff city centre. The area benefits from excellent connectivity to both public transport and the local road network including the M4 motorway.

Neptune Court is home to a number of local and national businesses including Roger North Long & Partners, Towergate Insurance, and Haines Watts. The locality benefits from a range of amenities including Ocean Day Nursery, UFit Fitness and Premier Inn.



DESCRIPTION

The available property is a modern self contained two storey office building. The offices provide flexible open plan work space with the following specification;

+ Raised accessed floors
+ Suspended ceilings with recessed lighting
+ Kitchen facilities
+ Fully carpeted
+ Gas central heating system with combi boiler
+ Double glazing
+ Male (disabled) and female WC's
+ Separate gas, water and electricity meter for each floor
+ Intercom system
+ 12 car parking spaces are allocated to the property

ACCOMMODATION

Ground Floor	1,648 sq ft	|	(153.10 sq m)
First Floor	1,648 sq ft	|	(153.10 sq m)
Total	3,296 sq ft	|	(306.20 sq m)

SERVICE CHARGE

The occupier contributes towards the estate service charge levied by the freeholder. Further details on request.

TENANCIES

The first floor is let to MSA Focus International Ltd (Company Number 02279578) who recently renewed their lease from 14/2/22 – 13/2/24. The passing rent is £19,000 per annum.

PURCHASE PRICE

£395,000 for the long leasehold (999 years) interest subject to the occupational lease.

VAT

The property has been elected for VAT and will be charged where applicable.

BUSINESS RATES

We understand that the rateable values of the property are;

Ground Floor – £15,250
First Floor – £15,250

Total – £30,500

Interested parties should rely on their own enquiries with the local authority.

EPC

The property has an EPC in Band C. A copy is available on request.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams
Email: rob@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

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February 2022

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