

FOR SALE - OFFICE

PENDEEN HOUSE

Ferry Court, Cardiff, CF11 0AW



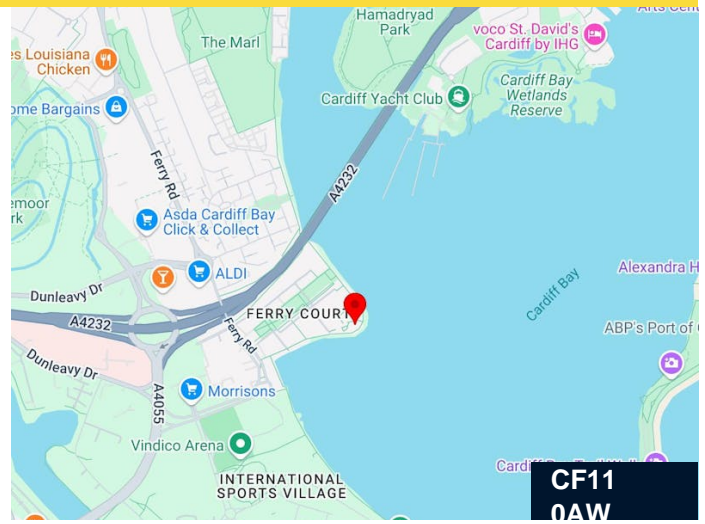
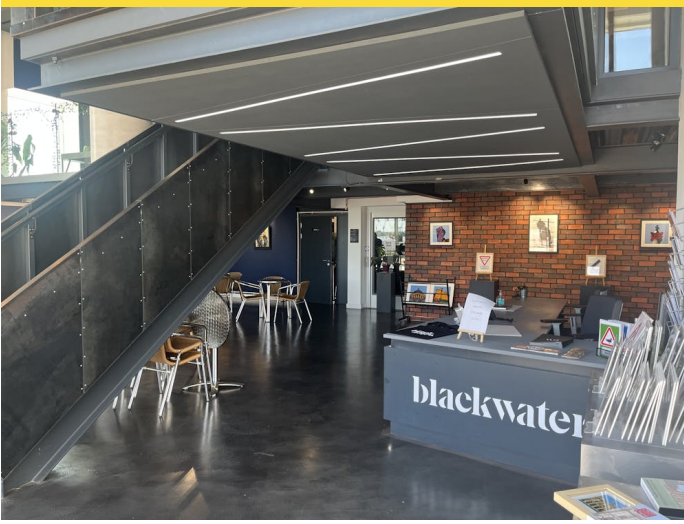
Key Highlights

- 2,426 sq ft
- High quality fit out
- Views of Cardiff Bay and Penarth
- 4 parking spaces
- 3 Kitchens
- Could be Suitable for Alternative Uses (Subject to Planning)

2 Kingsway
Wales CF10 3FD

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Description

The property comprises a 2 storey office which has been fitted out to a high standard. The ground floor provides open plan space with a kitchen/breakout area, storeroom, further kitchen and male and female WC's. The first floor offers gallery style office space, separate container style office, kitchen, store and further WC. It benefits from a specification including spotlights and a mix of radiators and under floor heating.

There are 4 parking spaces allocated to the property.

Location

The property is situated in Ferry Court, which is located off Ferry Road, approximately three miles south west of Cardiff city centre. It benefits from excellent road access being adjacent to the A4232 dual carriageway, which links with the M4 motorway (Junction 33) to the north, the city centre and Cardiff Bay to the east. There are an excellent range of amenities in close proximity including Cardiff International Pool and Gym, Asda, Ikea and a drive-thru Starbucks.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,559	144.84	Available
1st	867	80.55	Available
Total	2,426	225.39	

Tenure

The property is held on a long lease of 125 years from 1 January 2006.

Price

The asking price is £395,000. VAT is applicable.

Service Charge

A service charge is payable. This is currently £2,075.38 pa.

Business Rates

The current business rates are:

RV: £25,500

Payable (25/26) : £14,484 pa

EPC

B rating

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly via Savills.



Contact

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