

alder king

PROPERTY CONSULTANTS

TO LET

Units 19-20 Neptune Court

Cardiff, CF24 5PJ

Modern Office Accommodation – Approx. 1,550 sq ft



Location

Unit 19/20 Neptune Court is located on Vanguard Way within the popular Ocean Park development, Cardiff's premier mixed use business location. The property is well located with Cardiff city centre located just 1.4 miles to the north-west. The property is easily accessible by car, located immediately off the A4232 which links directly into Cardiff Bay and J33 of the M4. Junctions 29 and 30 of the M4 Motorway to the east are easily accessed via Newport Road and the A48.

Adjacent occupiers include V12 Retail Finance, HLN Architects and Hopkins Law. The immediate area also boasts other facilities and amenities for any potential occupier including UFIT Fitness gym and Greggs.

Cardiff Central



<2 miles northwest

M4 Motorway



6 miles northwest / east

Cardiff Bay

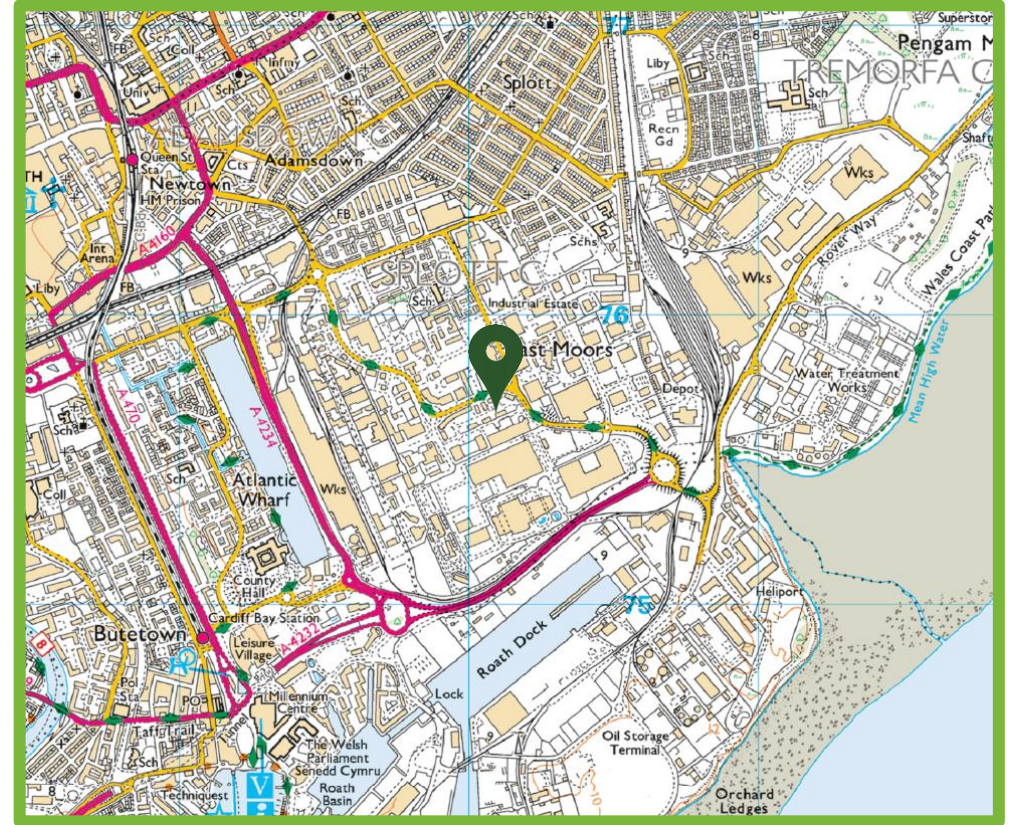


< 2 miles

Cardiff City Centre



< 2 miles



Accommodation

Description

The property comprises two semi-detached buildings which have been combined to form one single building. Internally, there is a mix of open plan office space and meeting rooms.

Salient points include:

- Comfort cooled throughout.
- Suspended ceiling and fully carpeted.
- Fully accessible lift.
- Car parking situated at the front of the property.
- Self contained toilet facilities.
- Potential for kitchenette to be fitted.

The available space is on the ground floor of Unit 19. All other units within the building are now occupied.

Area	Sq ft	Sq m
Unit 19 (GF)	1,550	143.9
Total	1,550	143.9

Service Charge

We understand that a service charge for the building is implemented and currently runs at £3.50 psf excluding utilities. However, the most recent available figures can be provided upon request.

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Suspended ceilings



Air conditioning



Onsite parking



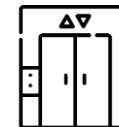
WC Facilities



Open plan layout



Accessible lift



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Cardiff Council www.cardiff.gov.uk.

Business Rates

Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment (www.voa.gov.uk).

Energy Performance Certificate

The EPC Rating is C (64), expiring in 2031. A full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Tenure

The property is available on a new standard repairing lease with terms to be negotiated.

Rent

The property is offered to let for £12.50 per sq ft per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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www.alderking.com

AK Ref: GD/101652
Date: May 2026
Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.