



Vision Court

Pentwyn, Cardiff, CF23 8XN

OFFICES TO LET / FOR SALE

A new development of high quality offices
185 m² - 3,300 m² (2,000 ft² - 35,500 ft²)

Vision Court

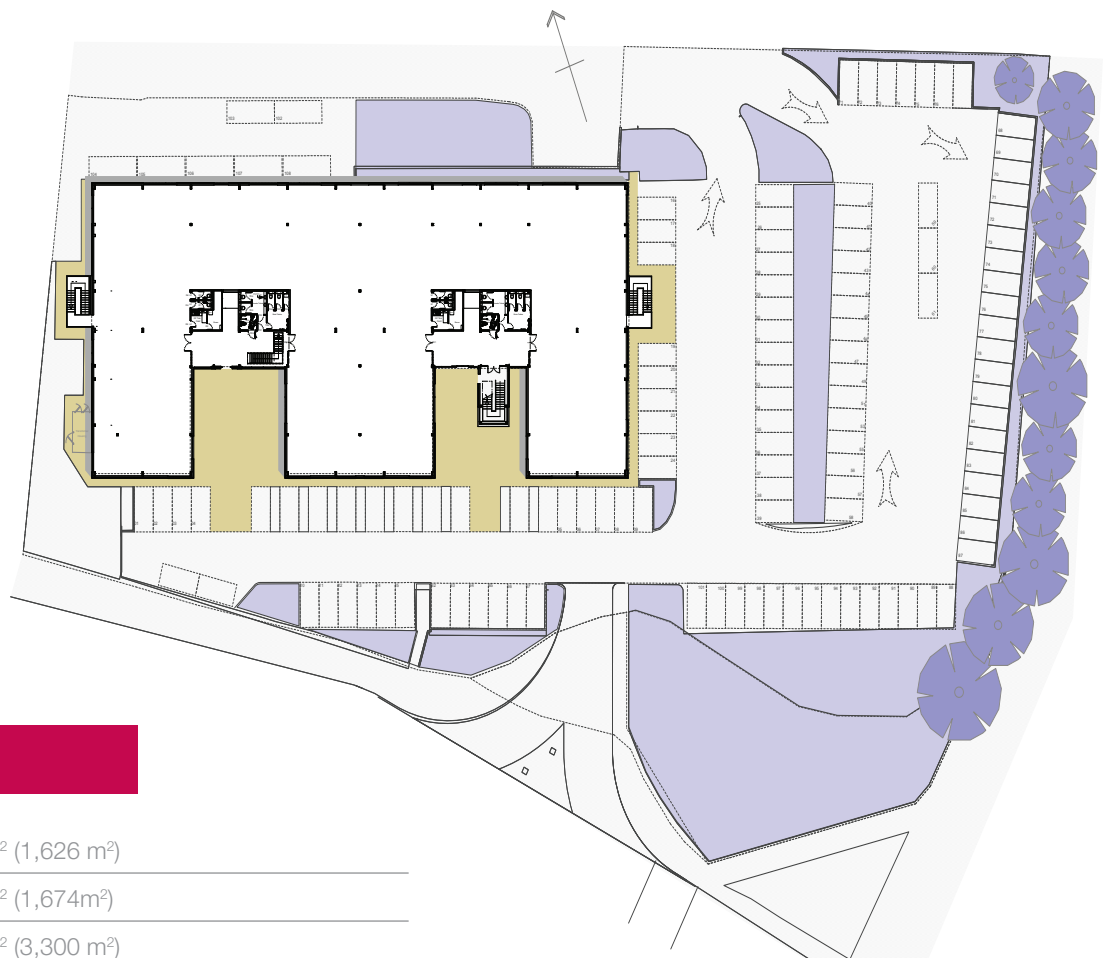
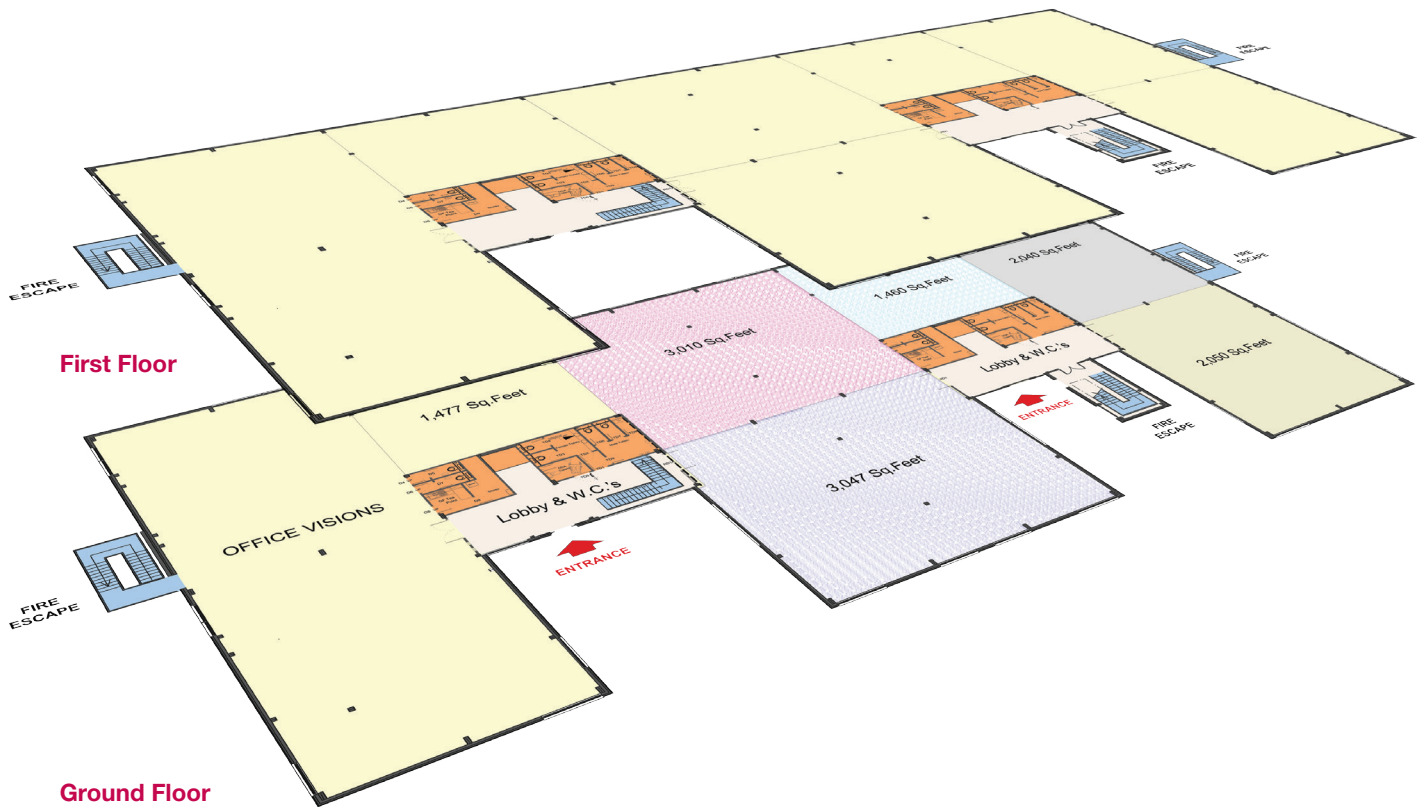
Vision Court is a high quality office development providing over 35,000 square feet of high quality, bright and energy efficient office accommodation situated within a self-contained, secure site on a prominent main road location within Pentwyn, on the north-east side of Cardiff.

There is considerable flexibility to provide occupiers with office suites to suit their particular size requirement.



The Location

Vision Court is located in the popular and established Cardiff suburb of Pentwyn, close to the attractive residential areas of Cyncoed, Llanishen and Lisvane on the north east side of Cardiff. Pentwyn is situated approximately 1 mile south of junction 30 of the M4 motorway and close to the A48M trunkroad which provides easy access into Cardiff city centre (5 miles) and to junction 29 of the M4 motorway (4 miles).



Accommodation

Ground Floor: 17,500 ft² (1,626 m²)

First Floor: 18,000 ft² (1,674m²)

Total (net): 35,500 ft² (3,300 m²)

Each floor can be split to provide suites from 2,000 ft² (185 m²)
 Detailed plans showing the subdivision of floors are available from the Joint Agents.



Specification

- raised access floors
- fully carpeted
- suspended ceilings
- LG7 lighting
- comfort cooling / heating
- aluminium double glazed windows
- lift
- marble tiled WCs

Terms

The offices are available as a whole, floor by floor or as smaller individual suites. New effective full repairing and insuring leases will be granted on flexible terms or, alternatively, freehold or long leasehold / peppercorn sales will be considered.

Price / Rent

On application.

Rates

Occupiers will be responsible for business rates payable. Enquiries should be directed to the Local Authority on 029 2087 1491.

Service Charge

Occupiers will be required to contribute towards an annual service charge. Further details on request.

Grants

Vision Court is located in a Tier 2 grant location. Further details on request.

Viewing

Strictly by appointment with joint letting agents.



Car Parking

A total of 96 car parking spaces are provided on-site, giving an attractive ratio of 1 space per 370 square feet net of office accommodation.

Public Transport Links



A bus stop is situated on the main road immediately adjacent to Vision Court. During working hours there are frequent and regular bus services between Pentwyn and Cardiff City. Both Cardiff Central Railway Station and Newport Railway Station are an easy 15 minute drive from Vision Court.

EPC Rating

The property has an EPC rating of D(80).



Amenities

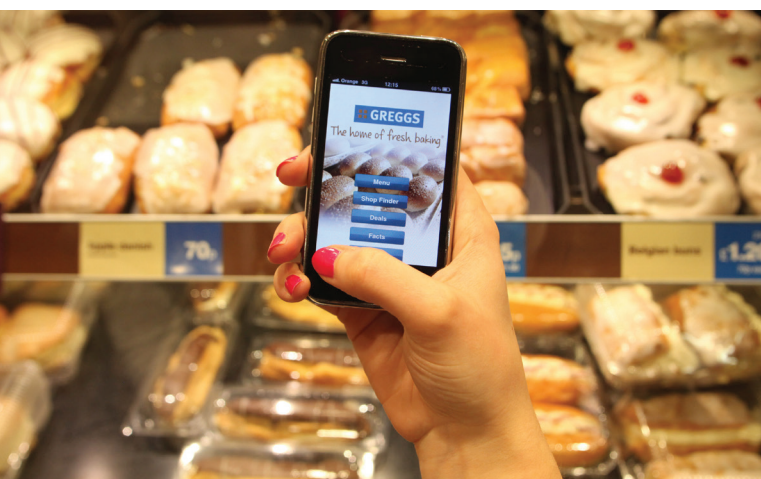
Amenities in the immediate area include:

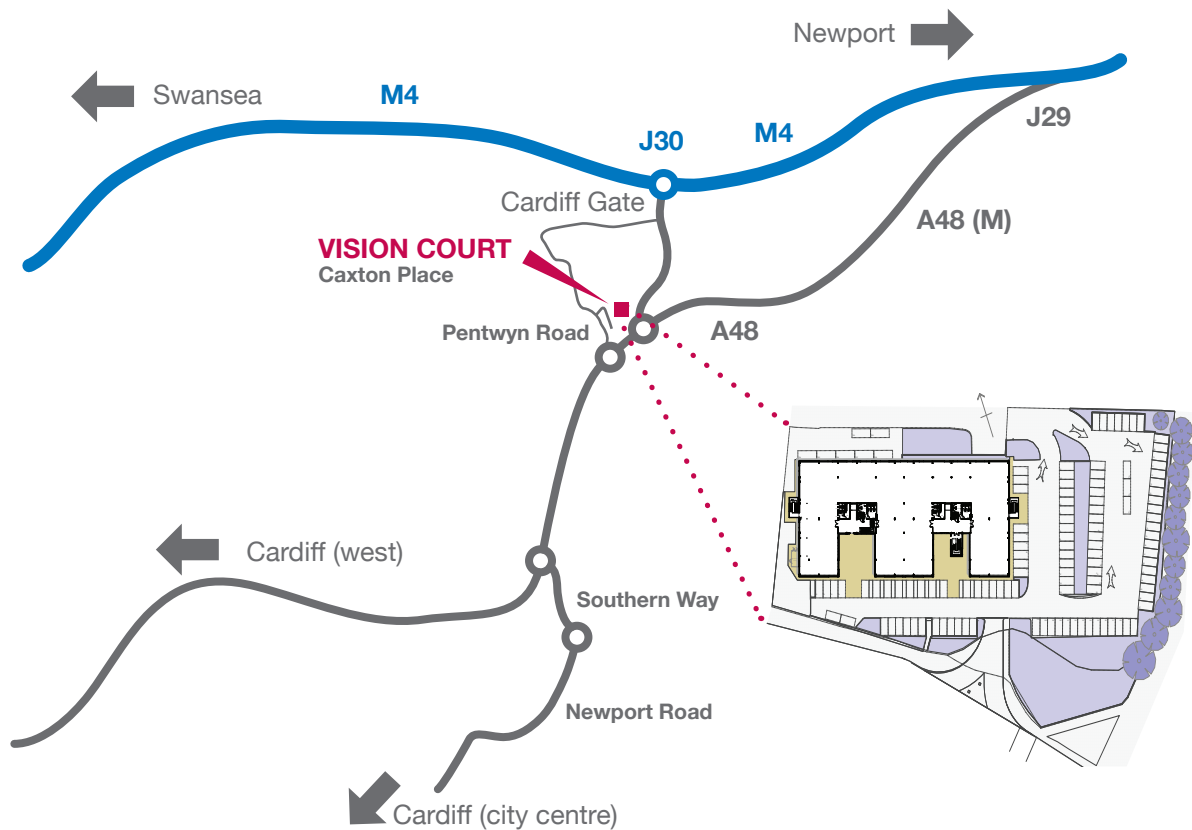
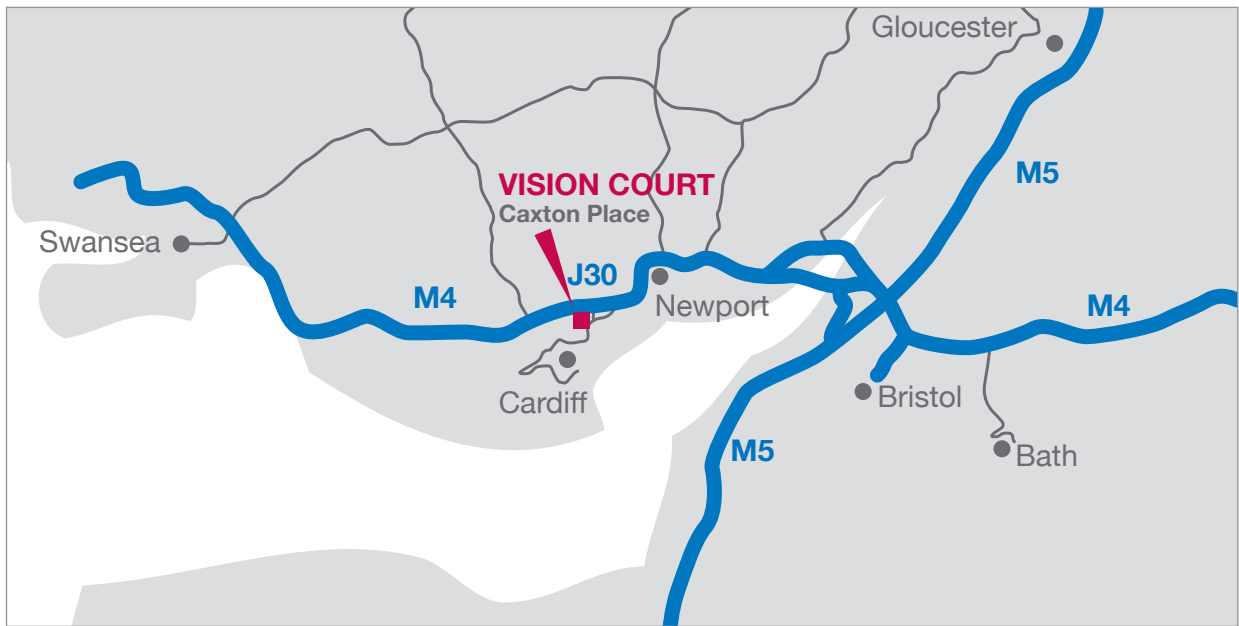
- Waitrose
- Greggs
- Premier Inn hotel
- Sizzling Steak House
- Spire Hospital

Amenities at Cardiff Gate Retail Park:

- ASDA
- B&Q
- McDonalds

The well-respected Cardiff Golf Club is situated in Cyncoed, 1.5 miles to the north of Vision Court.





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