

An aerial photograph of a large, three-story office building with a brown tiled roof and orange-brown brickwork. The building has two prominent glass-fronted entrances. In front of the building is a large parking lot filled with various cars. To the right of the building is a landscaped area with colorful sculptures. In the background, a city skyline with various buildings and a bridge is visible under a clear blue sky.

TO LET.

Prominently located office suites.  
1,680 – 7,681 sq ft (156.1 – 713.6 sq m).  
Anchor Court, Keen Road, Cardiff, CF24 5JW.



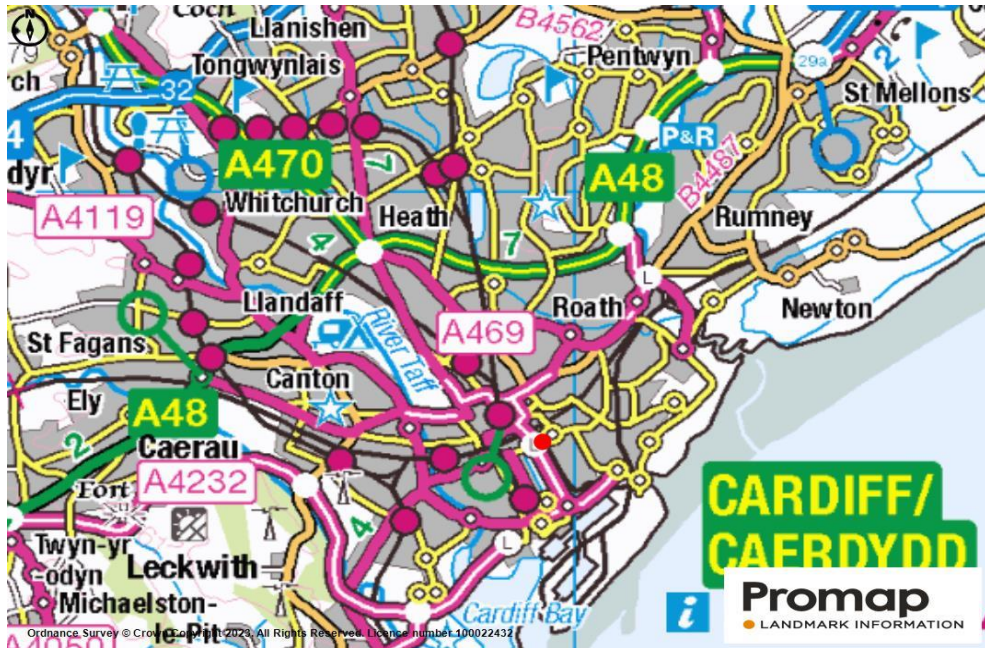
## Description.

The available office space is the part First Floor (North), which is immediately available and extends to 3,500 sq ft. The office specification includes:

- Suspended ceilings with LED lighting.
- Carpeted raised access floors.
- VRV air-conditioning.
- Existing fitout (can be retained / removed).
- Gas fired central heating.
- Metal framed double glazed windows
- Male & Female WC's and shower facilities.
- Open plan kitchen facilities.
- Passenger Lift
- Accessible facilities.

In addition, there is further space that can be made available within the building, totalling 4,181 sq ft and is capable of subdividing into suites of 1,681 sq ft and 2,500 sq ft.

Anchor Court benefits from on site security presence during business hours. The building benefits from an excellent city centre parking ratio of 1:249 sq ft.



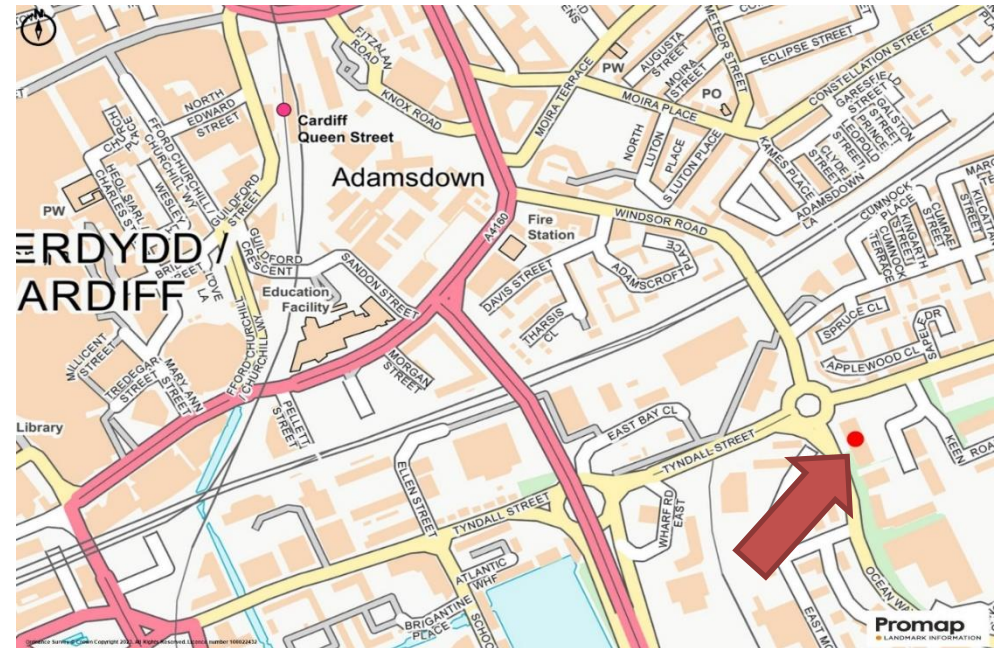
**Source: Promap**

## Location.

The property is situated in a prominent location on the western fringe of Cardiff City Centre. The property sits on the landmark “Magic Roundabout” junction at the key intersection between East Tyndall Street and Ocean Way. Ocean Park is a key commercial location in Cardiff well placed for access to Cardiff city centre and Cardiff Bay. Cardiff’s CBD along with all the city centre amenities are within a 15 minute walk of the property.

## Accommodation.

	Sq Ft	Sq M
Approximate net internal areas in accordance with RICS guidelines.		
Part Ground Floor (A)	1,680	156.1
Part Ground Floor (B)	2,500	232.3
Part First Floor (North)	3,500	325.2
<b>TOTAL</b>	<b>7,681</b>	<b>713.6</b>



**Source: Promap**



## Lease Terms.

The suites are available on new effective Full Repairing and Insuring (FRI) leases with a service charge, for a term to be agreed.

## Car Parking.

The property benefits from excellent onsite parking provision, at a ratio of 1:249 sq ft.

## EPC.

Energy Performance Certificate Asset Rating 'C' (52). A copy of the certificate is available upon request.

## Rent.

Based on £13.50 per sq ft exclusive.

## VAT.

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

## Service Charge.

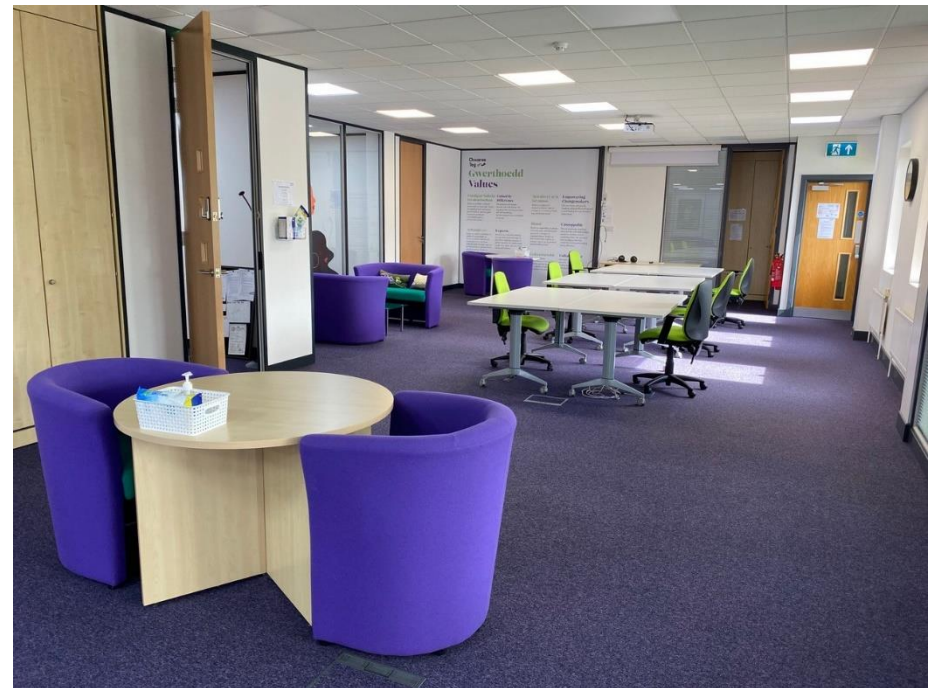
The incoming occupier will be responsible for a proportion of the service charge cost to include maintenance and upkeep of the structure and common areas, car park and landscaping, common utilities and security.

## Business Rates.

The incoming tenant will be responsible for the payment of Business Rates. The estimated rates payable for the current year is £5.55 - £5.85 psf. Interested parties to make their own enquiries of the local Rating Authority.



North Entrance



Part First Floor (North)

# Contact.

For further information, or to arrange a viewing, please contact the agents.



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## SUBJECT TO CONTRACT

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Particulars dated January 2023. Photographs July 2022.

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