



Vision Court

1st Floor, Caxton Place, Cardiff, CF23 8HA

To Let: High quality first floor office

2,249 to 5,018 sq ft
(208.94 to 466.19 sq m)

- AC heating and cooling
- Amenities in close proximity
- Existing fit out available
- LED lighting
- Parking
- Lift (DDA compliant)

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Summary

Available Size	2,249 to 5,018 sq ft
Rent	£15.95 per sq ft
Business Rates	est. £7.10 psf
Service Charge	£3.86 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Vision Court is a high quality office development offering bright and energy efficient office accommodation situated within a self-contained, secure site.

The available suite is located on the first floor and provides the following specification;

LED lights, raised floor, heating/cooling, male/female and disabled WCs, existing fit out and furniture available.

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

The accommodation comprises the following areas:

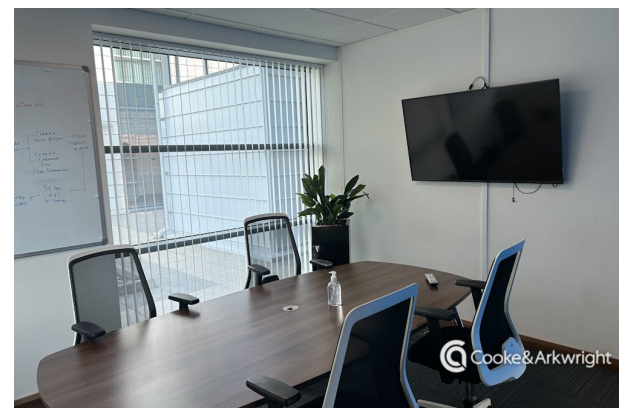
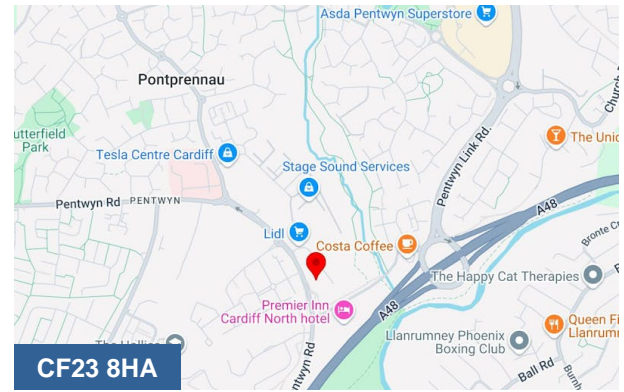
Name	sq ft	sq m	Availability
Ground	1,945	180.70	Let
1st - Right	2,769	257.25	Under Offer
1st - Left	2,249	208.94	Available
Total	6,963	646.89	

Viewings

Strictly via Cooke and Arkwright, Savills or Fletcher Morgan

Terms

The office is available leasehold via directly with the landlord.



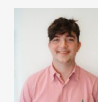
Viewing & Further Information



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