

TO LET

1,998 SQ. FT. SECOND FLOOR OFFICE ACCOMMODATION WITH 9 CAR PARKING SPACES

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25 Park Place, Cardiff CF10 3BA



**Fletcher
Morgan**



1B Oak Tree Court, Cardiff Gate Business Park CF23 8RS



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Location

1B Oaktree Court is located in Cardiff Gate International Business Park. The Park is strategically located off Junction 30 providing immediate access to the M4 corridor, A4232 and A48. The City Centre is approximately a 10-minute drive from the park's entrance with further access to Newport, Bridgend and Swansea.

Office occupiers within close proximity include **Redrow, Dandara, Spie, Rhomco and Royal College of Nursing.**

On-site facilities include an **Ibis Hotel, Busy Bees Nursery, Regus Serviced Office Centre and Toby Carvery Restaurant and Pub.** There are further outlets in the adjacent service station which include a **Petrol Filling Station, Starbucks Coffee, KFC, Waitrose, Burger King and WHSmith.** The adjacent Cardiff Gate Retail Park includes operators such as **Asda, McDonalds, Costa Coffee and B&Q.**

Description

The three storey self-contained office building is accessed via the communal access door, with stairwell and lift access to the upper floors. The upper floors are mainly open plan offices with male/female toilets. The accommodation benefits from the following specification:

- Raised access floors
- VRV Air Cooling / Heating System
- Suspended ceiling with LED lighting
- Gas central heating
- Double glazed windows with Blinds
- Intercom
- Carpeted throughout
- Male and female W.C.s

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Second Floor = 1,998 sq.ft. | 185.68 sq.m.

There are 9 allocated car parking spaces.

Rates

The current Rateable Value of the property for the period 2024/25 is based on UBR multiplier of £0.562p. The Rates Payable for 2024/25 are as follows:

Rateable Value = £22,500

Rates Payable = £12,645

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

£14.00 psf per annum exclusive

Energy Performance Certificate

C75

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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