

TO LET

3,533 SQ. FT. GROUND FLOOR OFFICE WITH 16 CAR PARKING SPACES

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25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

Brook House, Cardiff Gate Business Park CF23 8AB



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Location

Brook House, Limetree Court is located within Cardiff Gate International Business Park, South Wales' premier business park. Occupiers on the estate already include Circle IT in Brook House and a number of leading blue chip companies including **International Bacalaureate Organisation, Molson Coors and Redrow Homes.**

On-site facilities include an **Ibis Hotel, Crèche, Regus serviced office centre and Toby Carvery restaurant and pub.** There are further outlets in the adjacent service station which include a **Shell garage, Starbucks Coffee, KFC, Waitrose, Burger King and WHSmith.**

Description

Brook House, Limetree Court is a standalone, high quality three storey office building, the ground floor office suite benefits from the following specification:

- Refurbished quality office space
- VRV air cooling and heating
- Suspended ceiling with recessed lighting
- Tinted double glazed colour coated aluminium opening windows
- Lift
- Male and female toilets on each floor
- Disabled WC
- Fully carpeted
- Flexible floor plates suitable for open plan or partitioned space
- The floor can be sub divided to accommodate smaller requirements.

Accommodation

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

Ground Floor = 3,533 sq.ft. | 328.40 sq.m.

The office benefits from 16 car parking spaces.

Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value = £32,000
Rates Payable = £17,120

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

Tenure

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

Rent

£11.00 psf

Occupiers will be required to contribute towards an annual service charge on a pro rata basis.

Energy Performance Certificate

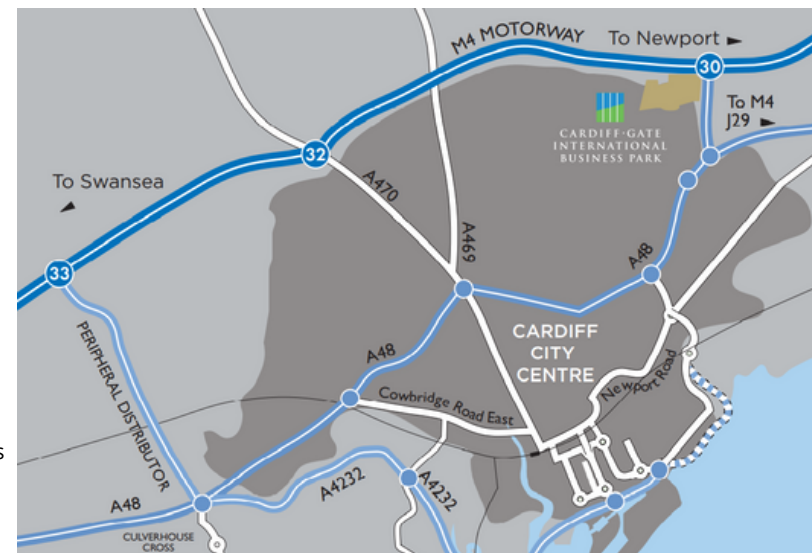
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VAT

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.



CONTACT

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