

UNIT L COPSE WALK



CARDIFF GATE BUSINESS PARK, CARDIFF, CF23 8BB

/// GROUND.SHIP.SUCH



SELF-CONTAINED, THREE STOREY OFFICE BUILDING AVAILABLE VIA FREEHOLD SALE WITH VACANT POSSESSION

11,360 SQ FT NIA | 0.591 ACRE PLOT

THE OPPORTUNITY



- Freehold office building
- Self-contained
- 11,360 SQ FT (NIA)
- Three-storey office building
- Strong parking provision (50 parking spaces)
- Established business park
- Excellent location on Junction 30 of M4 motorway
- Available with vacant possession
- Title number WA908633

PROPOSAL

We are inviting offers in excess of **£1,300,000** subject to contract and exclusive of VAT

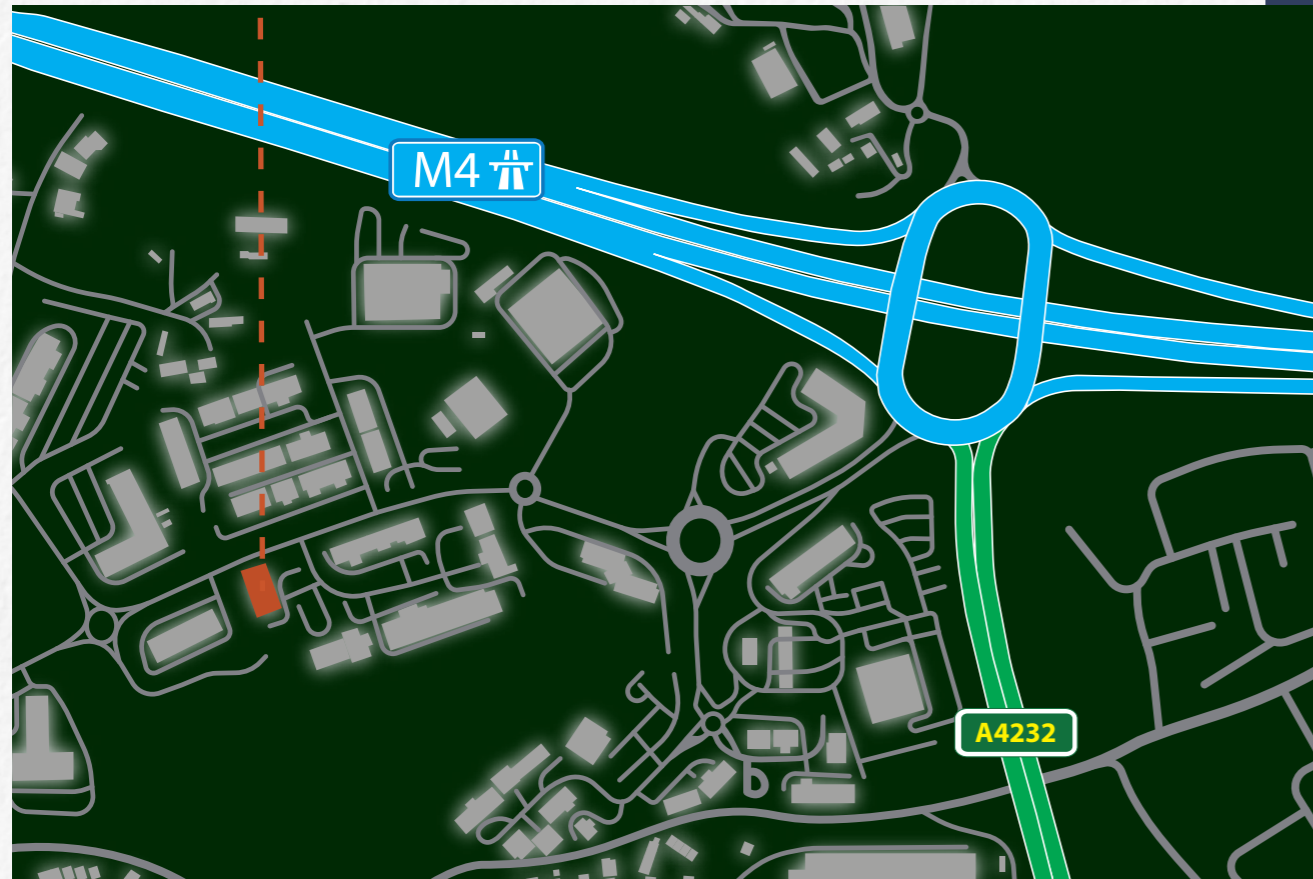
LOCATION

Cardiff Gate Business Park is located on Junction 30 of the M4 with direct access to the motorway and is recognised as the largest and premier business park in Cardiff.

The business park has been developed in phases over a circa 20-year period, with Copse Walk being constructed in 2003, and now includes a mixture of uses including offices, a Travelodge Hotel, Children's Crèche, Public House/Restaurant and Welcome Break Services with Starbucks Coffee Shop and Waitrose.

Access to Cardiff Central Railway Station is 6 miles by road and takes approximately 30 minutes.

UNIT L COPSE WALK



CONNECTIVITY



BY ROAD

MILES

| | |
|----------------|------|
| M4 Junction 30 | 2 |
| Cardiff Bay | 7.7 |
| Newport | 8.3 |
| Bristol | 38 |
| Swansea | 42.8 |
| Bath | 50.5 |
| Exeter | 103 |



BY AIR

MILES

| | |
|-----------------|------|
| Cardiff Airport | 18.6 |
| Bristol Airport | 41.5 |



UNIT 1
COPSE WALK



JUNCTION 30

WELCOME BREAK















DESCRIPTION

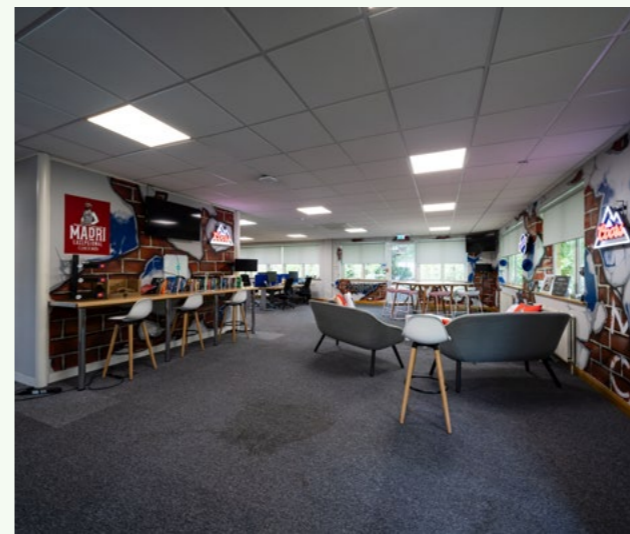
Unit L Copse Walk comprises 11,360 sq ft NIA of purpose-built office space.

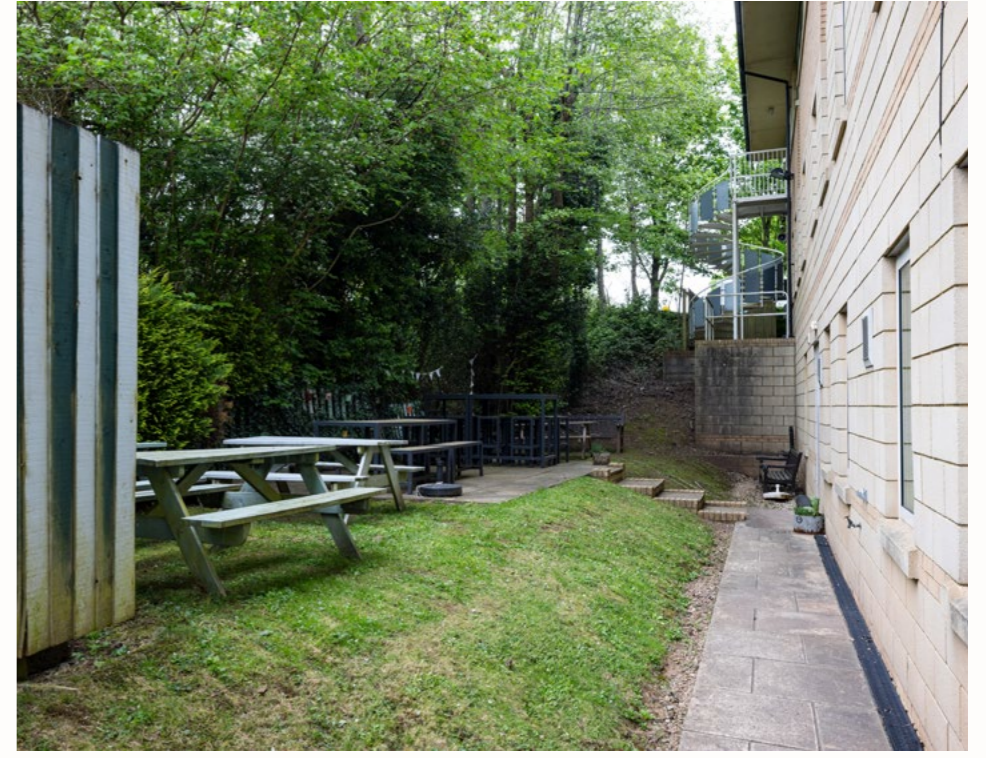
Set across three floors, the property is self-contained and features brick construction, a pitched slated roof and double-glazed windows. Internally, the property comprises a variety of open-plan and private offices, together with meeting rooms throughout.

Established occupiers on the Cardiff Gate Business Park include SSE, Royal College of Nursing, Mercedes Benz, Volvo, Creditsafe and numerous local, regional, and national professional businesses.

SPECIFICATION

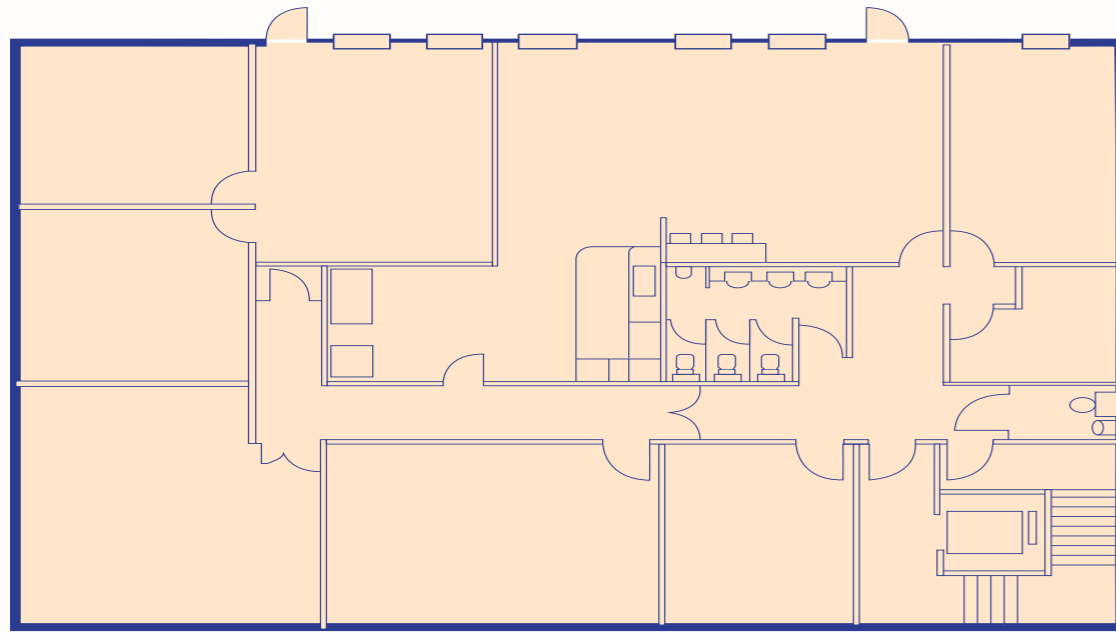
-  1 X 10 Person Passenger Lift
-  Female & Male WC facilities
-  Air Conditioning
-  Central Heating System
-  LED Lighting
-  Cycle Storage
-  Suspended Ceilings
-  Raised Access Flooring
-  Kitchen & Break Out Space
-  Data Cabled
-  50 Allocated Parking Spaces
-  Landscaped Grounds and Terrace



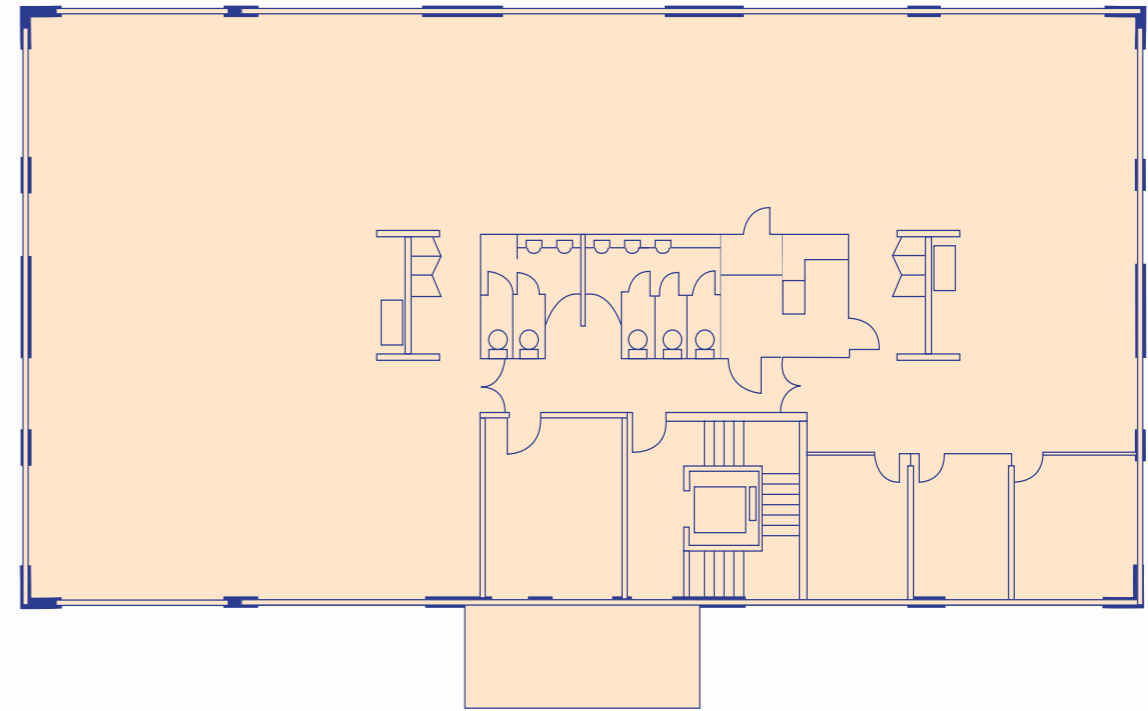


ACCOMMODATION SCHEDULE

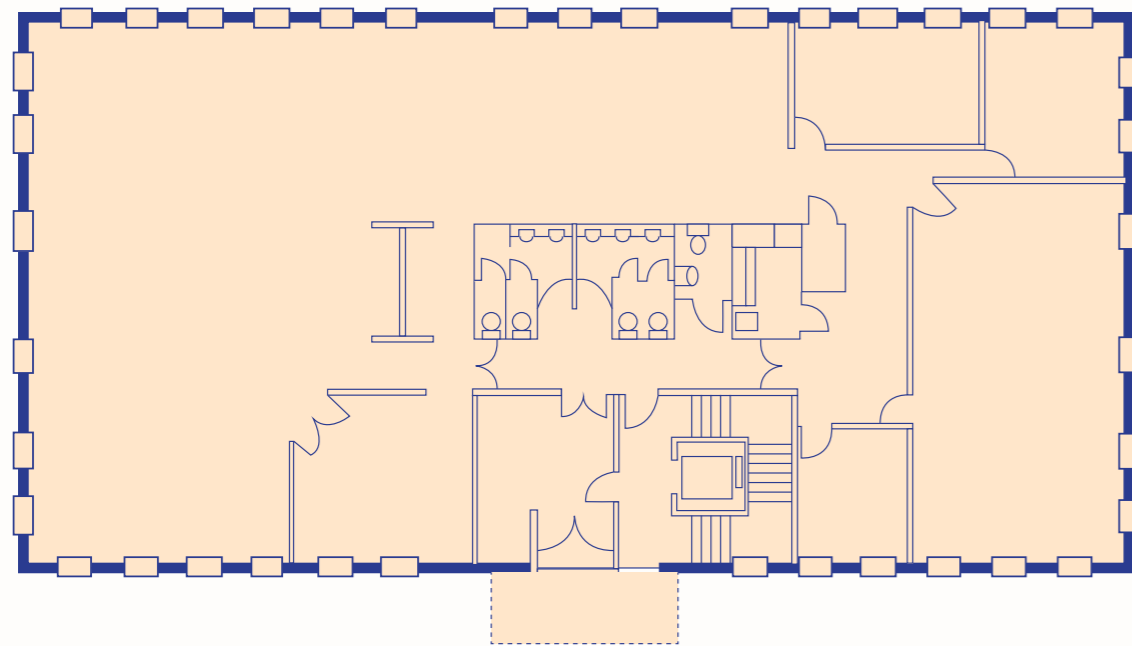
BASEMENT FLOOR



FIRST FLOOR



GROUND FLOOR



| Floor | Area SQ FT (NIA) | Area SQ M (NIA) |
|-----------------|------------------|-----------------|
| Basement | 2,800 | 260.13 |
| Ground | 4,256 | 395.40 |
| First | 4,304 | 399.76 |
| TOTAL | 11,360 | 1055.29 |

Plans are not to scale and are for indicative purposes only

FURTHER INFORMATION



TENURE

Freehold, Title Number WA908633

EPC

The property has an EPC score D

TERMS

Available with vacant possession at an asking price of **£1,300,000**

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case

LEGAL COSTS

Each party to be responsible for its own legal costs

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

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