



2A Oak Tree Court, 1st Floor

Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

To Let: Fitted office accommodation

2,207 sq ft
(205.04 sq m)

- High quality fit out
- Ready for immediate occupation
- Furnished / unfurnished options
- AC (heating and cooling)
- LED lighting
- Fitted kitchenette with white goods installed
- DDA compliant

2A Oak Tree Court, 1st Floor, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

Summary

Available Size	2,207 sq ft
Rent	£13.50 per sq ft
Rates Payable	£6.54 per sq ft
Rateable Value	£28,500
Service Charge	£6.46 per sq ft To cover the communal maintenance, utilities and cleaning of the communal elements of the building and estate.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The suite comprises a first floor self contained suite.

The specification includes:

Suspended ceilings, LED lighting, Air conditioning (heating and cooling), intercom door entry system, raised floors, male, female and disabled WC's, kitchenette with white goods installed.

The fit out comprises: reception, board/meeting room, kitchen and breakout, managers office.

The high quality furniture can remain in situ if required.

Location

The property is located on Cardiff Gate Business Park situated off Junction 30 of the M4 motorway. The park is in a popular destination with businesses due to its strategic position allowing easy access to the M4 Corridor and Cardiff City Centre.

On site facilities include Ibis Hotel, Toby Restaurant and Pub, Children Nursery and motorway services.

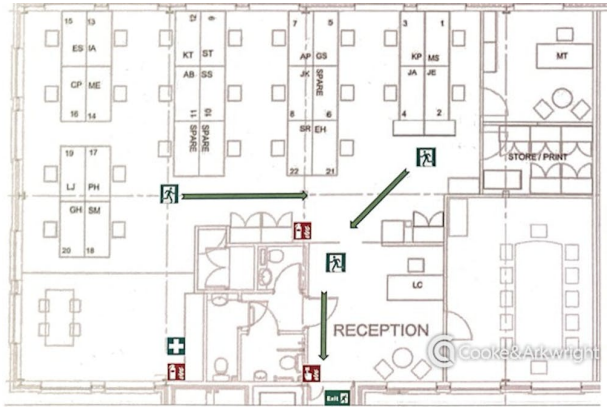
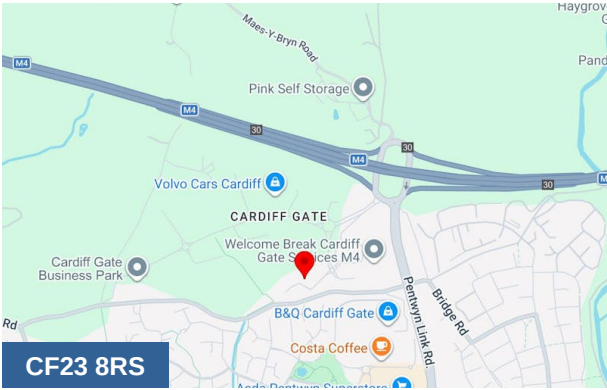
Nearby is Cardiff Gate Retail Park including regional occupiers such as Asda, B&Q and McDonalds to name but a few.

Accommodation

Name	sq ft	sq m	Availability
1st	2,207	205.04	Available
Total	2,207	205.04	

Terms

The property is available to lease on terms to be agreed.



Viewing & Further Information



Mark Siddons
029 2034 6361
mark.siddons@coark.com



Tal Williams
02920 346 304
tal.williams@coark.com