



Unit 5, Oak Tree Court

Ground Floor, Cardiff, CF23 8RS

To Let: Fitted ground floor office with parking

2,237 sq ft
(207.82 sq m)

- Fitted and Furnished
- Comfort cooling and heating
- Self-contained
- Reception, meeting / board rooms
- Kitchen and breakout area
- 10 parking spaces
- DDA complaint
- Alternate use potential (subject to planning)

Unit 5, Oak Tree Court, Ground Floor, Cardiff, CF23 8RS

Summary

Available Size	2,237 sq ft
Rent	£27,000 per annum
Rates Payable	£6.47 per sq ft £14,473 per annum
Rateable Value	£25,500
Service Charge	A service charge will be payable for the upkeep and maintenance for the common parts of the building and estate.
Car Parking	10 parking spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (23)

Description

The suite comprises a self contained ground floor office, benefitting from various meeting and board rooms as well as kitchenette and breakout space.

The specification includes:

Suspended ceilings, comfort cooling (heating and cooling), intercom door entry system, raised floors, male, female and disabled WC's, kitchenette and breakout space.

The existing furniture can remain in situ if required to suit occupier demand.

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.

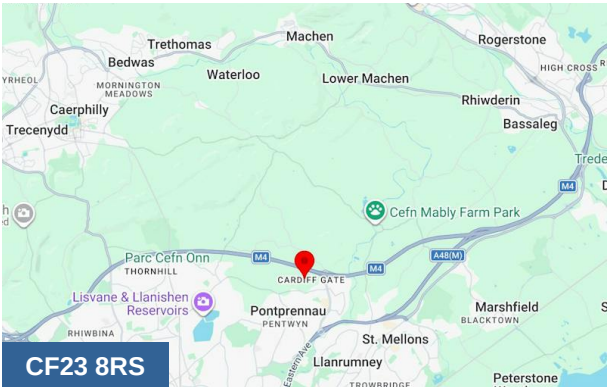
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,237	207.82	Available
Total	2,237	207.82	

Terms

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