



Unit 6 Ash Tree Court

Cardiff Gate Business Park, Woodsy Close, Cardiff, CF23 8RW

For Sale / To Let: Office accommodation (ground floor currently configured as a medical facility).

1,657 to 3,314 sq ft
(153.94 to 307.88 sq m)

- D1 planning for medical use on ground floor
- Raised Access Floors
- DDA Compliant (Ground Floor)
- 14 Parking Spaces
- Male and Female WC's
- Kitchen

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Summary

Available Size	1,657 to 3,314 sq ft
Rent	£13.50 per sq ft
Price	£450,000
Rates Payable	£6.24 per sq ft
Service Charge	£2.14 per sq ft Will apply if multi-let.
Car Parking	14 spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (92)

Description

The property comprises a purpose built semi-detached office set over two floors.

The ground floor is currently configured as a medical facility complete with a range of treatment rooms and reception.

The first floor is currently configured as an open office, with separate meeting and board rooms.

Location

The property is located within Cardiff Gate Business Park, South Wales' premier business park. On-site facilities include an Ibis Hotel, Toby Carvery Restaurant and Pub. Nearby service station includes, Starbucks Coffee, KFC, Waitrose, Burger King and WHSmith.

Specification

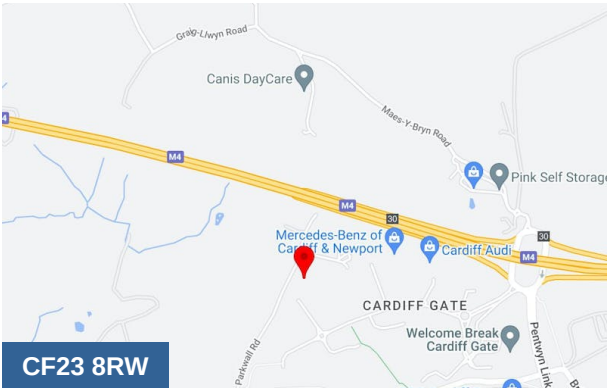
- Comfort Cooling & Heating
- Raised Access Floors
- DDA Compliance to the Ground Floor
- Suspended Ceilings
- Recessed Lighting
- Male & Female WC's
- Kitchen Facilities with White Goods Installed

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Terms

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



Viewing & Further Information



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