

TO LET.

Refurbished Offices. 2,496 – 16,292 sq ft.

3 Alexandra Gate, Ffordd Pengam, Cardiff, CF24 2UD.

Description.

Comprising a detached 3 storey office building in a development of three buildings forming the Alexandra Gate office development, the office accommodation available over the 1st and 2nd floors.

The building provides good quality refurbished accommodation providing predominantly open plan floorplates that benefit from some internal meeting rooms created using glazed partitioning.

The vacant accommodation is available on a fully managed basis.

Accommodation.

Approx. NIA	Sq Ft
Ground Floor	5,457
First Floor	5,415
Second Floor	5,420
TOTAL	16,292



Location.

3 Alexandra Gate is located within the Alexandra Gate office development, situated on Ffordd Pengam, immediately off Rover Way. The property provides easy arterial access to Cardiff city centre (approximately 2 miles) via Rover Way or Newport Road. The M4 Motorway at J30 is approximately 4 miles from the property, via the A48. The area also benefits from regular bus services.

The property benefits from a number of amenities in close proximity including a Tesco Superstore and Petrol Filling Station, Lifestyle Fitness Gym, TGI Fridays Restaurant and Aldi.



Availability.

The property offers office suites across a range of sizes. Please contact the agents for the latest opportunities.

Lease Terms.

The property is available on a new Effective Full Repairing and Insuring (FRI) lease for a term to be determined.

Car Parking.

The property benefits from excellent onsite parking, at a ratio of 1:200.

EPC.

Energy Performance Certificate Asset Rating 'C' (68). A copy of the certificate is available upon request.

Rent.

On application.

VAT.

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

Business Rates.

The tenant is responsible for the payment of the business rates.



Contact.

For further information, or to arrange a viewing, please contact the agents.



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JULY 2024 - SUBJECT TO CONTRACT

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Particulars dated July 2024. Photographs dated July 2024.

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