

# For Sale / To Let

## Beechwood House, Greenwood Close, Cardiff Gate Business Park, CF23 8RD



### Location

The property is situated at Cardiff Gate International Business Park, which is South Wales' 'Premier' Business Park location. Beechwood House is one of seven self contained office buildings, located off Greenwood Close.

On site facilities include an Ibis Hotel, crèche, Regus Serviced Office Centre, a Toby Restaurant and Pub and a Motorway Service Area which includes Waitrose, KFC and Starbucks as occupiers. Located at Junction 30 of the M4 Motorway and adjacent to the A4232 linking to the A48.

### Description

The property comprises the first floor office suite within a detached two-storey, self contained office building. The ground floor is occupied by ADT and there is a shared access door / lobby. The first floor suite has been refurbished to a high standard and benefits from the following specification:

- Raised access floors
- Suspended ceilings
- Recessed LED lighting
- Gas fired central heating
- Male/Female/Disabled WCs
- Kitchen
- Intercom

For further information please contact:

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### Accommodation

The building comprises the following area:

Floor	Sq ft	Sq m	Availability
Ground	1,964	182.4	LET to ADT
First	1,972	183.2	AVAILABLE
Total	3,936	365.6	

### Car parking

The first floor benefits from 6 allocated car parking spaces. Further spaces available by way of Licence / voucher. Public transport links via bus.

### Terms & Tenure

The first floor is available to let by way of a new lease on a Full Repairing and Insuring basis for a term to be agreed.

The property is available Freehold subject to the ground floor which is let to ADT Fire & Security Plc for a term of 5 years, expiring June 2025 at an annual rent of £25,000 per annum (Excl.)

### Rent / Sale Price

£10.00 per sq.ft.

Purchase price available upon request.

### Business rates

Tenant to be responsible for all rates payable. RV £20,750 (2017 List) Multiplier 53.3pence (2020/21) Rates payable £11,101.25 (contact Cardiff County Council for additional information).

### Service charge

The occupier will be responsible for a fair proportion of the building and estate service charges. Further information available on request.

### EPC

To be re-assessed - EPC has been commissioned - copy to follow / be provided on completion.

### Legal Costs

Each party is to bear their own legal and professional costs.

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## VAT

VAT will be charged on all costs at the prevailing rate.

## Viewing

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## Jodie Al-Khafaji

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## Highlights



Accommodation

**Modern quality office**



Location

**Prime established location**

Terms



**Part Let / income producing**



