



1st Floor, Copse Walk

Unit B, Copse Walk, Caerdydd, CF23 8RB

To Let: Fitted out first floor office, with parking.

1,464 sq ft
(136.01 sq m)

- Air conditioning
- 5 parking spaces
- Fully accessible raised floors
- Suspended ceilings
- Recessed LED lighting
- Carpeted floors
- Gas central heating
- Refurbished WCs
- Intercom
- Existing fit out and furniture available
- Kitchen facilities

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Summary

Available Size	1,464 sq ft
Rent	£20,363.00 per annum
Rates Payable	£9,273 per annum
Rateable Value	£16,500
Service Charge	£11,152 per annum
Car Parking	5 spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Tenure:

The suite is available by Assignment, or Sublease, until: 8th October 2025
Alternatively a new lease could be available directly from the landlord via negotiation.

Description

The suite comprises a first floor self contained suite set within a modern purpose built development.

The specification includes, suspended ceilings, LED lighting, gas central heating, door entry system, raised floors, male/ female WC's

Location

The property is located within Copse Walk 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 Carid 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.

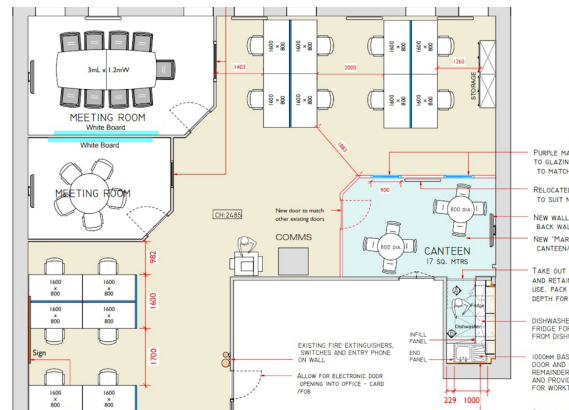
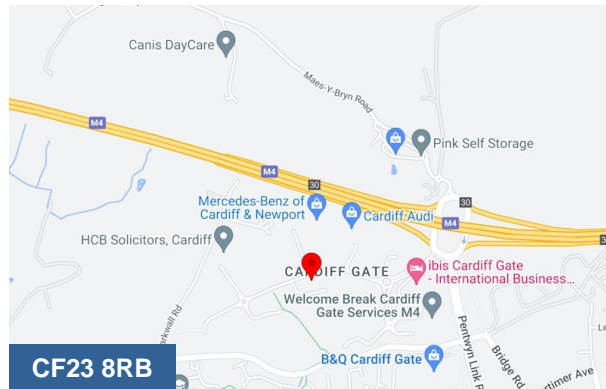
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - floor	1,464	136.01	Available
Total	1,464	136.01	

Viewings

Strictly by appointment with joint agents Cooke & Arkwright.



Viewing & Further Information



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