



7 Ashtree Court,
Cardiff Gate Business Park, Cardiff, CF23 8RW

TO LET

MODERN GROUND FLOOR OFFICE

1,605 sq ft (149 sq m)

- + Self-contained ground floor office
- + Established office location
- + 7 car parking spaces

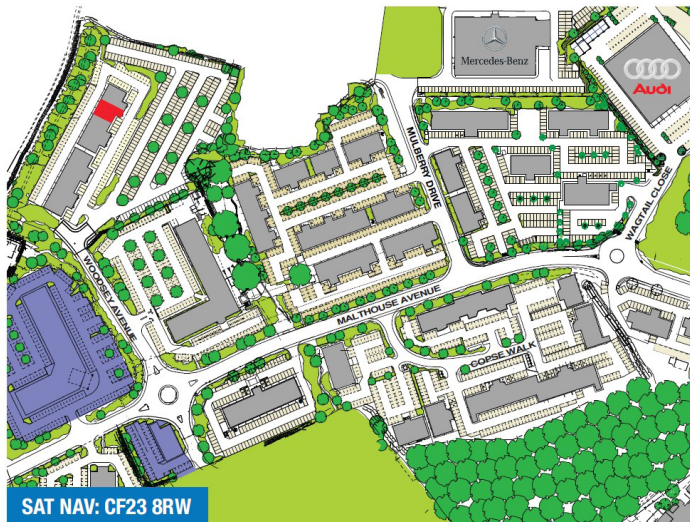
029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is located in the Cardiff Gate Business Park. The development has excellent connectivity being situated just off Junction 30 of the M4 Motorway. It also has good access to Cardiff City centre via the A48. Cardiff Gate is a widely renowned out of town business park in South Wales with local amenities such as motorway services, an Ibis hotel, pub/restaurant, crèche and serviced offices. Notable occupiers include HCB Solicitors, the Royal College of Nursing and International Baccalaureate.

A map identifying the property's location is below.

**DESCRIPTION**

The available office accommodation comprises a modern self-contained unit at ground floor level accessed via an internal walkway through an atrium glazed lobby. The office benefits from the following specification:

- + Suspended ceiling with recessed lighting
- + Double glazed windows with blinds
- + Gas central heating
- + Kitchen facilities
- + Male, female and disabled WC facilities

ACCOMMODATION

The ground floor has been measured on a net internal area basis (NIA) and provides the following area:

TOTAL **1,605 sq ft | 149 sq m**

CAR PARKING

The ground floor benefits from 7 car parking spaces.

RENT

The property is available at a quoting rent of £20,060 per annum exclusive.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

The Tenant will be obligated to pay a fair proportion of the Building and Estate Service Charge. Further details on request.

BUSINESS RATES

The ground floor suite has a rateable value of £18,500. Using the 2024/25 UBR (0.562) the rates payable are £10,397.

Interested parties should rely on their own enquiries with the Local Authority.

EPC

We understand the property has an EPC rating of C (67). A copy of the certificate can be provided upon request.

VAT

The property is elected for VAT and will be charged where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



June 2024

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