

Offices

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2A Oaktree Court, Mulberry Drive, Cardiff Gate Business Park,
Cardiff, CF23 8RS

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TO LET

- 105.91 Sq M (1,140 sq ft)
- Good quality accommodation
- Immediately off J30 of the M4
- Nearby amenities include a hotel, nursery and Starbucks

For Further Information:

Savills
12 Windsor Place
Cardiff
CF10 3BY
www.savills.co.uk/offices

Contact:
Gary Carver
029 2036 8963
07972 000 171
gcarver@savills.com

Contact:
Sam Middlemiss
029 2036 8962
07870999243
smiddlemiss@savills.com

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Location

2A Oaktree Court, is located within South Wales` premier business park, Cardiff Gate Business Park, which is located immediately off Junction 30 of the M4 motorway. The property benefits from nearby amenities including an Ibis Hotel, nursery and a Motorway Service Area, which includes a Waitrose, Starbucks and KFC. The Park is home to a variety of occupiers including Sir Robert McAlpine, SSE and Lloyds Bank.

Description

The property comprises a modern, detached, three-storey office building. The offices provide good quality office accommodation with a specification including:

- Fully accessible raised floor
- Suspended ceilings with recessed lighting
- Fully carpeted
- Double glazed windows
- Comfort cooling
- Male, female and disabled WC's
- Kitchen facilities

Parking

The available suite benefits from 5 allocated parking spaces.

Accommodation

	Sq M	Sq Ft
Second Floor (Suite A):	105.91	1,140
Second Floor (Suite B – LET)	93.55	1,007
Total:	199.46	2,147

Terms

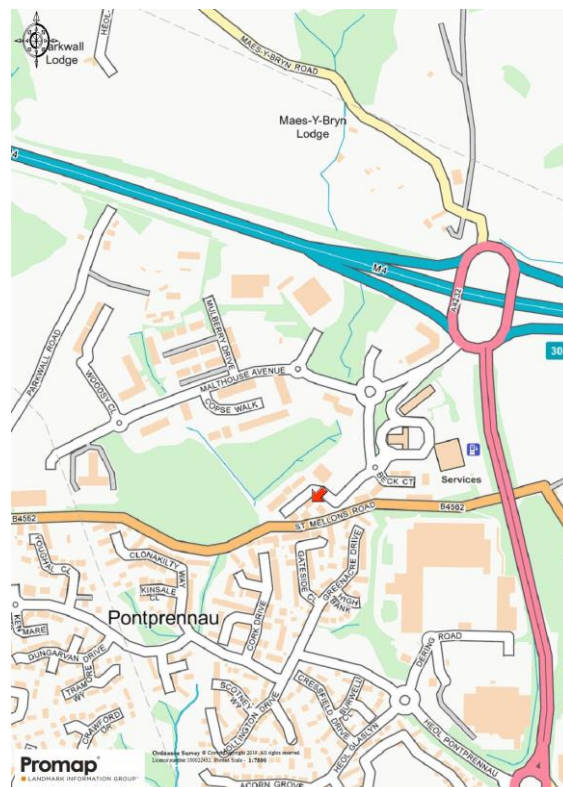
Suite A is available to Sub-Let expiring 13 August 2021. Alternatively the Lease for the whole second floor can be assigned, with the benefit of a Lease to Spie Ltd. in Suite B. Further details available on application.

Rent

On application

Service Charge

Occupiers will be required to contribute towards an annual service charge on a pro rata basis. Further details are available on request.



EPC

The property has an Energy Performance Asset Rating of 55 (C Rating).

Business Rates

- Suite A:**
- Rateable Value: £13,750 per annum
 - Rates Payable (19/20): £7,233 per annum
- Suite B:**
- Rateable Value: £12,750 per annum
 - Rates Payable (19/20): £6,707 per annum

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment with Savills

For Further Information:

Subject to contract

Oct 2019

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