

TO LET

**5 OAKTREE COURT
CARDIFF GATE BUSINESS PARK
CARDIFF CF23 8RS**



**GROUND FLOOR OFFICE
2237 sq ft with
10 PARKING SPACES**



LOCATION

The property is situated on Cardiff Gate Business Park with direct access from Junction 30 of the M4 motorway. Local facilities include services, W H Smith, Waitrose & Starbucks, Toby Carvery & IBIS hotel.

DESCRIPTION

A modern 2 storey office building with shared access to ground & first floors.

ACCOMMODATION

	ft ²	m ²
Ground floor	2237	208

SPECIFICATION

- Comfort cooling/Heating
- Raised floors/underfloor trunking
- Ladies, gents/disabled wcs
- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Furnished
- Reception , meeting rooms & board rooms
- Kitchen/breakout area

EPC

A Rating (23) valid until 2033

CAR PARKING

10 dedicated car parking spaces

LEASE

The accommodation is available on a new flexible lease of 5 years with breaks if required.

RENT

£30,000 per annum exclusive

RATES

Rateable value (2023)	£25,500
UBR 2023/4	£0.535

SERVICE CHARGE

The tenant is responsible for a fair proportion of the landlords service charge, details on application.

VIEWING

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