

TO LET

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



**GROUND FLOOR OFFICES
Approx. 2237 sq ft with
10 PARKING SPACES**

TO LET



ENTRANCE

TO LET



MEETING ROOM

TO LET



KITCHEN

CAR PARKING

LOCATION

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

The adjacent Cardiff Retail Park is home to B & Q, ASDA, Pure Gym, McDonalds & Costa.

Other office occupiers in the area include Azets accountants, The south Wales compound semiconductor cluster, SSE & Creditsafe.

DESCRIPTION

A modern 2 storey office building with independent 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
- Reception, meeting rooms & board rooms
- General office
- Kitchen/breakout area

EPC

A Rating (23) valid until 2033

LEASE

The accommodation is available on a new flexible lease of 10 years with 5 year rent upward only review

RENT

£30,000 per annum exclusive of business rates, service charge & VAT.

RATES

Rateable value (2023)	£25,500
UBR 2025/6	£0.568

SERVICE CHARGE

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

VIEWING

By appointment with the agent



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NOVEMBER 2025