


TO LET

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 

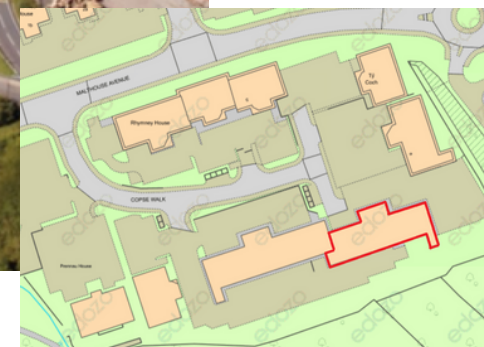
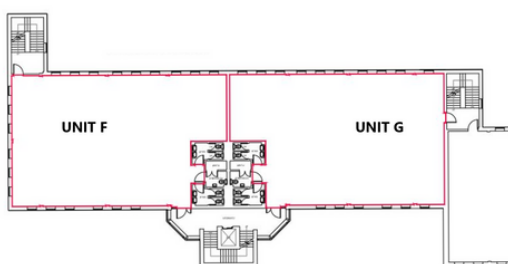
2,519 TO 5,052 SQ. FT. FIRST FLOOR OFFICES WITH CAR PARKING SPACES



**Fletcher
Morgan**



Units F&G, Copse Walk, Cardiff Gate Business Park CF23 8RB



Location

The office space is located on the first floor within Units F & G, Copse Walk in Cardiff Gate Business Park which is Wales' premier business park. With direct access to the M4 off Junction 30 and easy access to Cardiff City Centre via the A4232, the park is ideally located for commuters and close to major transport links.

Some notable occupiers in the immediate area are the European Scanning Centre, Vinci Construction, Insight Law, CCS McLays & Molson Coors. Copse Walk is only a short walk to the Motorway Service Area which benefits from a Starbucks, WHSmith, KFC and further parking facilities.

Description

The property is a three-storey office building which provides good quality open plan office accommodation. The first floor has been subdivided to provide two suites available together or individually. The specification briefly comprises the following:

- Gas fired central heating
- Lift access
- Open plan floor plate
- Double glazed windows
- Suspended ceiling with recessed lighting
- Raised access floor
- Demised Male/Female WC's
- Carpeted
- Kitchen
- Plastered and painted walls
- Intercom System
- Secure door entry system with keycode access

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Unit F First Floor	2,533 sq.ft.	 235 sq.m.
Unit G First Floor	2,519 sq.ft.	 234 sq.m.
Total	5,052 sq.ft.	 469 sq.m.

Rates

The current Rateable Value of the property for the period 2022/23 is based on UBR multiplier of £0.535p. The Rates Payable for 2022/23 are as follows:

Rates Payable = Estimated at £6.25 psf

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing Insuring basis.

Rent

Unit F = £28,127 per annum exclusive
Unit G = £28,000 per annum exclusive

Occupiers will be required to contribute towards an annual service charge on a pro rata basis.

Energy Performance Certificate

On application

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Car Parking

Unit F = 9 spaces
Unit G = 8 spaces



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Matthew Jones | John James

☎ 029 2034 7054 | 029 2034 7050

📞 07968 769325 | 07973 121295

📧 [/MatthewJones](#) | [/JohnJames](#)

✉ matthew.jones@fletchermorgan.co.uk
john.james@fletchermorgan.co.uk

**Fletcher
Morgan**



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.
 25/09/2022