

TO LET/FOR SALE

4,298 SQ. FT. TWO STOREY OFFICE ACCOMMODATION
WITH 18 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**



7 Oak Tree Court, Cardiff Gate Business Park CF23 8RS



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fletchermorgan.co.uk



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25 Park Place Cardiff CF10 3BA



RICS

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Location

The Oak Tree Court is located within Cardiff Gate International Business Park, South Wales Premier Business Park. The Park is strategically located off Junction 30 providing immediate access to the M4 corridor, A4232 and A48. The City Centre is approximately a 10-minute drive from the Park's entrance with further access to Newport, Bridgend and Swansea.

Occupiers in Oak Tree Court already include **Jubb Consulting, Rhomco and Link Recruitment**. There are a number of leading blue-chip companies located at Cardiff Gate International Park including **International Baccalaureate Organisation, Molson Coors and Redrow Homes**.

The Park is also home to a diverse range of occupiers including a number of medical & clinical operators such as **First Encounters Ultrasound, David Taylor Optical LTD and IPS**.

Description

The property forms part of a modern brick built office set over two storeys. The building has been built to a high specification and benefits from the following features:

- Gas fired central heating
- Air conditioning
- Double glazed windows
- Suspended ceiling with recessed lighting
- Male and female W.C.s
- Carpeted
- Kitchen

Accommodation

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

Ground Floor	= 2,149 sq.ft.	199.60 sq.m.
First Floor	= 2,149 sq.ft.	199.60 sq.m.
Total	= 4,298 sq.ft.	399.20 sq.m.

There are 18 allocated car parking spaces.

Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

Rateable Value = £47,500
Rates Payable = £26,980

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

Tenure

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

Alternatively the freehold can be purchased.

Rent/Price

Rent - £49,500 per annum plus V.A.T.
Price - £535,000 plus V.A.T.

Energy Performance Certificate

C65

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.



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

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