

TO LET

2,165 SQ. FT. FIRST FLOOR OFFICE ACCOMMODATION
WITH 11 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**



Tuscan House, Beck Court, Cardiff Gate Business Park CF23 8RP



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.



Location

Tuscan House 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 comprises a modern brick built office set over two storeys. The first floor has been extensively fitted out to a high specification and benefits from the following features:

- Lift
- VRV air cooling/heating system
- Suspended ceiling with recessed lighting, partial spot lights
- Double glazed windows
- Male, female and disabled toilets
- Perimeter trunking
- Carpeted and tiled
- Kitchen

Accommodation

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

First Floor = 2,165 sq.ft. | 201.13 sq.m.

There are 11 allocated car parking spaces.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £28,000 | Rates Payable = £14,056

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.

Rent

£25,000 plus VAT per annum

Energy Performance Certificate

C68

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.

What3Words

[forum.doors.spell](#)



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**

