



4 Ashtree Court

Cardiff Gate Business Park, Cardiff, CF23 8RW

**MODERN SELF CONTAINED OFFICE
BUILDING - TO LET / FOR SALE**

TOTAL AREA 4,057 ft² (376.87 m²)

- + New comfort cooling system
- + Open plan layout
- + Fully accessible raised floors
- + 18 parking spaces

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Unit 4 is located within the established Ashtree Court area of Cardiff Gate Business Park which is one of South Wales' premier business parks. The 100 acre business park is located just off Junction 30 of the M4 and has attracted leading blue-chip companies such as Coca-Cola, Scottish and Southern Energy and the headquarters of the International Baccalaureate Organisation.

On-site facilities include an Ibis Hotel, Crèche, Regis serviced office centre, a Toby Carvery restaurant and pub and the motorway service area. The service station, which is located at the entrance of the business park, has retail users such as Starbucks, KFC, W H Smith and Waitrose.

**SPECIFICATION**

The available accommodation comprises a modern end of terrace office building with offices over ground and first floor. The property provides the following specification;

- + New comfort cooling system throughout
- + Flexible open plan layout
- + Suspended ceilings throughout incorporating recessed lighting
- + Fully accessible raised floors incorporating 3 compartment floor boxes
- + Excellent decoration throughout
- + Male, female & disabled WC's on each floor
- + Kitchen facilities
- + Double glazed aluminium windows
- + Intruder alarm, intercom system and CCTV

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	2,023 ft ²		(187.90 m ²)
First Floor	2,034 ft ²		(188.97 m ²)

Total Area (IMPS 3) 4,057 ft² | (376.87 m²)

CAR PARKING

There are 18 car parking spaces (including 3 disabled) allocated to the property located directly outside.

**LEASE TERMS**

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£57,500 per annum exclusive.

PURCHASE PRICE

Offers in the region of £650,000.

ESTATE SERVICE CHARGE

Occupiers contribute a fair proportion of the cost of maintaining the estate, further details on request.

VAT

The property has been elected for VAT and will be charged where applicable.

EPC

The property has an Energy Performance Certificate in Band C.

BUSINESS RATES

We understand that the rateable value of the property is £28,250 and the year ending March 2019 the rates payable are £14,520.50. However, interested parties should rely on their own enquiries with the local authority.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams
Email: rob@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



April 2018

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

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