

# High quality office suites to let Up to 6,383 sq.ft. (593 sq.m.)



Unit E Office Village  
Copse Walk  
Cardiff Gate Business Park  
Cardiff  
CF23 8RB



## Location

Unit E, Copse Walk is a three-storey brick-built office building situated in the popular Cardiff Gate Business Park. It is located alongside junction 30 of the M4 motorway with direct access via the A4232 road.

## Description

The ground and first floor form part of a larger three-storey office building which provides good quality open plan office accommodation. The specification briefly comprises the following:

- Prominent position on Cardiff Gate Business Park
- Lift access
- Double glazed windows
- Suspended ceiling with recessed lighting
- Raised access floor
- Male/female WC's
- Carpeted
- Plastered and painted walls
- Intercom System
- Secure door entry system
- **Total of 24 car parking spaces available.**

## Accommodation

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

Floor	Size (sq ft)	Size (sq m)
Ground Floor	3,155	293.1
First Floor	3,228	299.9
<b>Total</b>	<b>6,383</b>	<b>593.0</b>

**Suites can be sub-divided to accommodate smaller requirements.**

## Energy Performance Certificate

Energy Performance Certificate available on application.

## Rates

The current Rateable Value of the property for the period 2019/20 is based on UBR multiplier of £0.526p. The Rates Payable for 2019/20 for each floor are as follows:

Rateable Value	Rates Payable
(Ground) £35,336	£18,586.74
(First) £36,750	£19,330.50

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

## Tenure

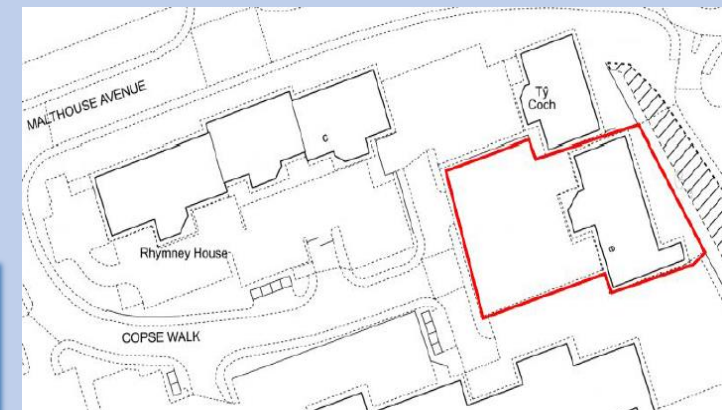
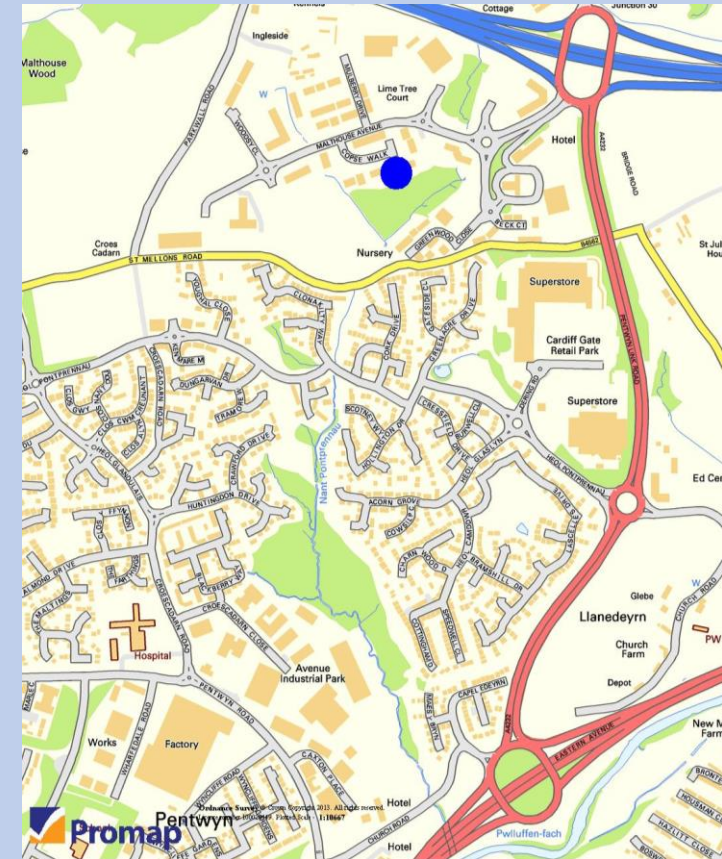
Available by way of a new full repairing and insuring lease.

## VAT

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

## Rent

Quoting £11.20 per sq.ft. per annum for both suites.



## Further Information

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