

TO LET - OFFICE

UNIT 6-7 BECK COURT

Cardiff Gate Business Park, Cardiff, CF23 8RP



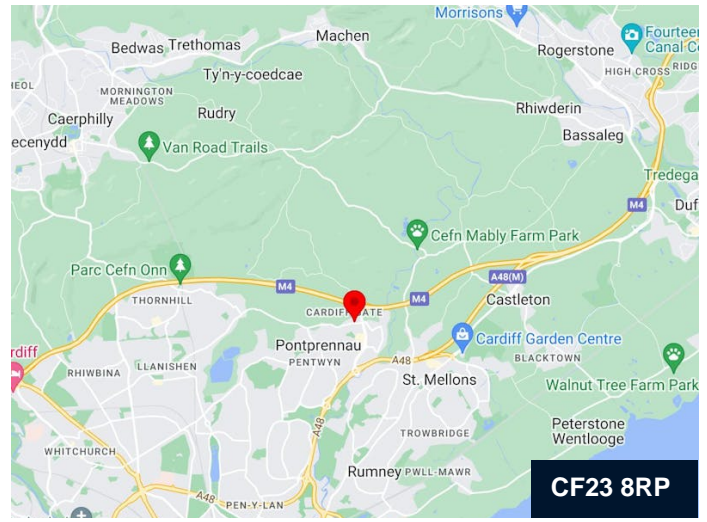
Key Highlights

- Excellent parking provision
- Kitchen and break out space
- Potential to combine units to create larger offices
- Extensively refurbished offices and common areas
- Fully fitted office suites
- Inclusive rents

2 Kingsway
Wales CF10 3FD

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Description

6-7 Beck Court comprises a modern, detached office building set over two floors on Cardiff Gate Business Park. The property has recently been extensively refurbished throughout and provides a range of office suites. The property benefits from the below:

- Extensively refurbished common areas
- Fully fitted offices
- Suspended ceilings with suspended linear LED lighting
- Air-conditioning
- Independent kitchen and break-out space
- Intruder alarm

Location

The property is located in Beck Court, Cardiff Gate Business Park, South Wales` premier business park , located immediately off Junction 30 of the M4 Motorway. The property benefits from a number of amenities nearby including an Ibis Hotel, day nursery and a Motorway Service Area, which includes a Waitrose, Starbucks and KFC.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	264	24.53	Available
Unit - 4	474	44.04	Available
Unit - 5	474	44.04	Available
Unit - 6	474	44.04	Available
Unit - 7	474	44.04	Available
Unit - 8	474	44.04	Available
Total	2,634	244.73	

Terms

The property is available to let. Further details on request.

Business rates

Information available on request.

EPC

C-62

Legal Costs

Each party to bear their own legal costs.

Parking

Suite 3 - 2 spaces

Suites 4-8 - 4 spaces

Contact

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