

# Offices

savills

3 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park,  
CF23 8RS

savills.com



## TO LET

- 70.60 sq m (760 Sq Ft)
- Ground floor office
- 4 Parking Spaces
- Immediately off J30 of the M4
- Nearby amenities include a hotel, nursery and Starbucks

### For Further Information:

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## Location

3 Oak Tree Court is located within South Wales` premier business park, Cardiff Gate Business Park, which is located immediately off Junction 30 of the M4 motorway. The property benefits from nearby amenities including a hotel, nursery and Starbucks. The Park is home to a variety of occupiers including Sir Robert McAlpine, SSE and Lloyds Bank.

## Description

The property comprises a modern, brick built, 2 storey office building. The available suite is located on the ground floor and has been fitted out to a good standard with a specification including:

- Raised floor
- Suspended ceilings with LED lighting
- Fully carpeted
- Partitioned offices
- Double Glazing
- Heating and Cooling

## Parking

The property benefits from 4 parking spaces

## Accommodation

Part ground                      70.60 sq m            (760 sq ft)

## Terms

The office is available by way of a new lease for a term to be agreed. Further details on request.

## Rent

£12,500 per annum

## Service Charge

Occupiers will be required to contribute towards an annual service charge. Further details are available on request.

## Business Rates

**Rateable Value:** £8,800 per annum

**Rates Payable (20/21):** £4,708 per annum

*Likely to get discount via small business rates relief so rates payable could be £1,500 pa.*

**For Further Information:**



## EPC

D rating

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Strictly by appointment with Savills.

**Subject to contract**

**March 22**

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