

alder king

PROPERTY CONSULTANTS

TO LET

Vision House, Oak Tree Court

Cardiff Business Park, Cardiff, CF23 8RS

Modern Office Accommodation – Between approx. 2,098 to 6,302 sq ft

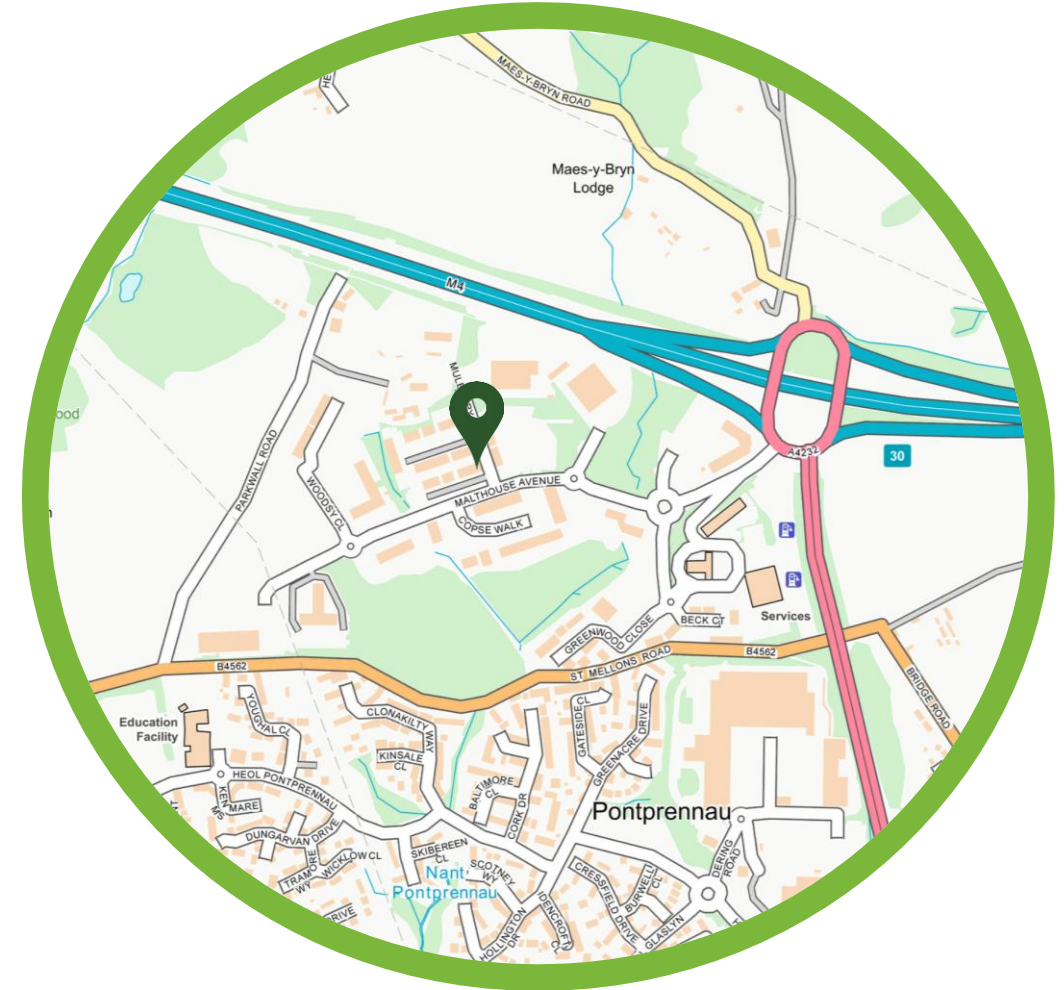


Location

The property is situated in Oak Tree Court at Cardiff Gate Business Park, South Wales' 'Premier' Business Park location. Occupiers already present on the estate include Molson Coors, SCG Wales, Redrow Homes and St David Recruitment Services.

On site facilities include an Ibis Hotel, nursery, Regus Serviced Office Centre, a Welcome Break featuring Starbucks, WH Smith and KFC and a Toby Carvery Restaurant. The adjacent Cardiff Gate Retail Park includes an Asda, McDonalds, PureGym and Costa.

The office building is conveniently located less than a mile from the M4 motorway, providing excellent connections to Newport to the east and Bridgend to the west. The A48 is also within 2 miles, offering direct access into Cardiff city centre.



M4 Motorway



< 1 mile northeast

A48 Dual Carriageway



< 2 miles southeast

Cardiff City Centre



< 2 miles

Newport



< 8 miles

Promap Licence Number: OS AC0000813445

Accommodation

Description

The property comprises a three-storey purpose-built, self-contained office building with car parking conveniently allocated to the front.

The available space comprises three floors of office accommodation, totaling 6,302 sq ft.

Each floor features large open-plan office areas, currently complemented by meeting / conference rooms. However, the layout can be adapted by any future occupier to suit their specific requirements.

Area	Sq ft	Sq m
Ground Floor	2,105	195.6
First Floor	2,099	195.0
Second Floor	2,098	194.9
Total	6,302	585.5

The unit benefits from an abundance of natural light and is well maintained throughout. Salient points include:

- Comfort cooling
- Fully glazed entrance atrium
- Raised floors and suspended ceilings (with recessed lighting)
- Double glazed windows
- Intercom entry system
- Toilet facilities
- Kitchen facilities
- Passenger lift
- Carpeted throughout
- Bike rack within ground floor atrium

Car Parking

The property comes with 30 car parking spaces, which equates to a ratio of approximately 1:210.

Service Charge

We understand that a service charge for the building is implemented and currently runs at £2.00 psf excluding utilities. However, the most recent available figures can be provided upon request.

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Suspended ceilings



Air conditioning



Onsite parking



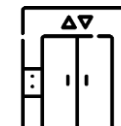
WC Facilities



Open plan layout



Accessible lift



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Cardiff Council www.cardiff.gov.uk.

Business Rates

Indicative payable rates calculated at £35,500 per annum (£12.15 per sq ft). However, interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment (www.voa.gov.uk).

Energy Performance Certificate

The EPC Rating for the ground floor is B (45), expiring in 2035.
The EPC Rating for the first floor is C (54), expiring in 2035.
The EPC Rating for the second floor is B (37), expiring in 2035.
Full certificates can be provided upon request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Buildings Insurance

A successful tenant/purchaser will be responsible for a fair proportion of the annual buildings insurance.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Tenure

The property is available on a new standard repairing lease with terms to be negotiated.

Rent

The property is offered to let for £14.00 per sq ft per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: GD/101720
Date: September 2025
Subject to Contract



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

