

TO LET -

# UNIT 6-7 BECK COURT

Cardiff Gate Business Park, Cardiff, CF23 8RP



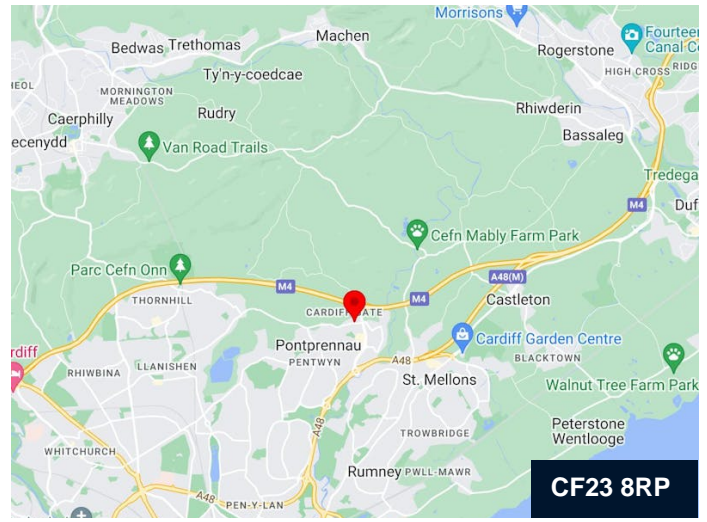
## Key Highlights

- 264 to 474 sq ft
- Excellent parking provision
- Fully fitted office suites
- Inclusive rents
- Extensively refurbished offices and common areas
- Bookable meeting rooms
- Kitchen and break out space
- Potential to combine units to create larger offices

2 Kingsway  
Wales CF10 3FD

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## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Unit - A     | 264          | 24.53         | Available    |
| Unit - B     | 264          | 24.53         | Available    |
| Unit - C     | 474          | 44.04         | Available    |
| Unit - D     | 474          | 44.04         | Available    |
| Unit - E     | 474          | 44.04         | Available    |
| Unit - F     | 474          | 44.04         | Available    |
| Unit - G     | 474          | 44.04         | Available    |
| <b>Total</b> | <b>2,898</b> | <b>269.26</b> |              |

## 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 sizes and bookable meeting rooms. 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

## Contact

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## 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.

## 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

Suites A&B - 2 spaces

Suites C-G - 5 spaces

## Viewings

Via Savills

## IMPORTANT NOTICE

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