



Copse walk

Unit G, Cardiff Gate Business Park, Cardiff, CF23 8RB

To Let: Fitted ground floor medical facility, with parking.

2,340 sq ft
(217.39 sq m)

- Existing fit out available
- D1 planning for medical use
- DDA compliant
- AC
- Parking
- Intercom
- Kitchenette

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Summary

Available Size	2,340 sq ft
Passing Rent	£31,000 per annum
Rates Payable	£5.64 per sq ft
Rateable Value	£23,500
Service Charge	£8,535 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

Description

The property comprises a ground floor self contained suite set within a modern purpose built development.

The specification includes, suspended ceilings, LED lighting, gas central heating, door entry system, male/ female WC's.

The property is currently fitted out as a medical facility, and is predominantly cellular in nature, including a reception and various treatment rooms.

If a party is interested in the MRI scanning equipment within the property, this will be available via separate negotiation with the existing tenant.

Location

The property is located within Copse Walk on Cardiff Gate Business Park situated off Junction 30 of the M4 motorway. The park is in a popular destination with businesses due to its strategic position allowing easy access to the M4 Corridor and Carid City Centre.

On site facilities include Ibis Hotel, Toby Restaurant and Pub, Children Nursery and motorway services.

Nearby is Cardiff Gate Retail Park including regional occupiers such as Asda, B&Q and McDonalds to name but a few.

Accommodation

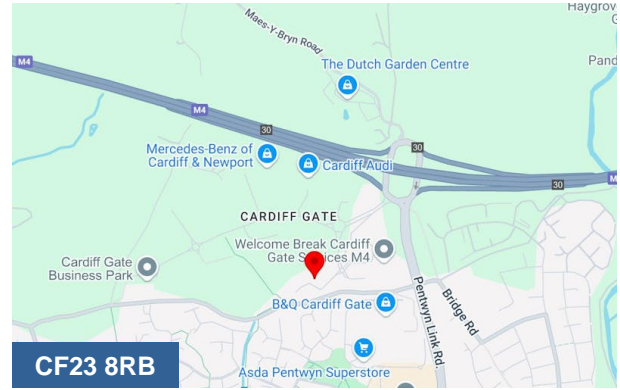
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Clinic / office	2,340	217.39	Available
Total	2,340	217.39	

Tenure:

The suite is available by Assignment, or Sub-lease, until: 30th August 2026.

Alternatively a new lease is available directly from the landlord via negotiation.



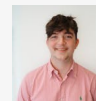
Viewing & Further Information



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