

TO LET

REFURBISHED OFFICE ACCOMMODATION



**COPSE WALK
CARDIFF GATE BUSINESS PARK
CARDIFF
CF23 8XG**

**Fletcher
Morgan
029 2037 8921**

Chartered Surveyors

25 Park Place Cardiff CF10 3BA

Telephone: 029 20 378921 **Fax:** 029 20 221771 **Email:** email@fletchermorgan.co.uk

www.fletchermorgan.co.uk

LOCATION

The property forms part of South Wales' premier Business Park, Cardiff Gate, which is strategically located adjoining Junction 30 of the M4 Motorway. High profile occupiers include Coca Cola, ADT, HBos Card Services and the Royal College of Nursing.

On site facilities include an Ibis Hotel, Children's Creche, Toby Public House/Restaurant and Total Petrol Station and Services with Starbucks Coffee Shop and Waitrose.

DESCRIPTION

The available floor plates provide refurbished, high quality accommodation which will be available individually or combined. The accommodation benefits from the following specification:

- Fully accessible raised floors
- Carpeting
- Suspended ceilings with recessed lighting
- Gas fired heating
- Passenger lift
- Male, female and disabled WC facilities

ACCOMMODATION/CAR PARKING

The subject property comprises the following accommodation, measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

	Car Parking	m ²	ft ²
Unit F, Copse Walk			
Ground floor	20 spaces	235.27	2,533
First floor		235.27	2,533
Total		470.54	5,066

TERMS

The suites are available individual or combined under a new, effectively full repairing and insuring lease for a term to be agreed.

RENTAL

On application.

RATES

Tenant to be responsible for all rates payable. We have been verbally advised that the following business rates apply for each floor:

Ground floor	£15,368 pa
First floor	£15,594 pa

(We strongly advise all interested parties they must rely on their own enquiries to relevant Local Authority Rates department, 029 20871510.)

SERVICE CHARGE

The occupier is to contribute to a proportion of the Estate's service charge for costs incurred in the maintenance and upkeep of common areas.

V.A.T.

All figures quoted are exclusive of V.A.T. where applicable.

ENERGY PERFORMANCE RATING

The property has the energy performance rating of 'C'.

LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

VIEWING

Strictly by appointment with sole agents Fletcher Morgan.

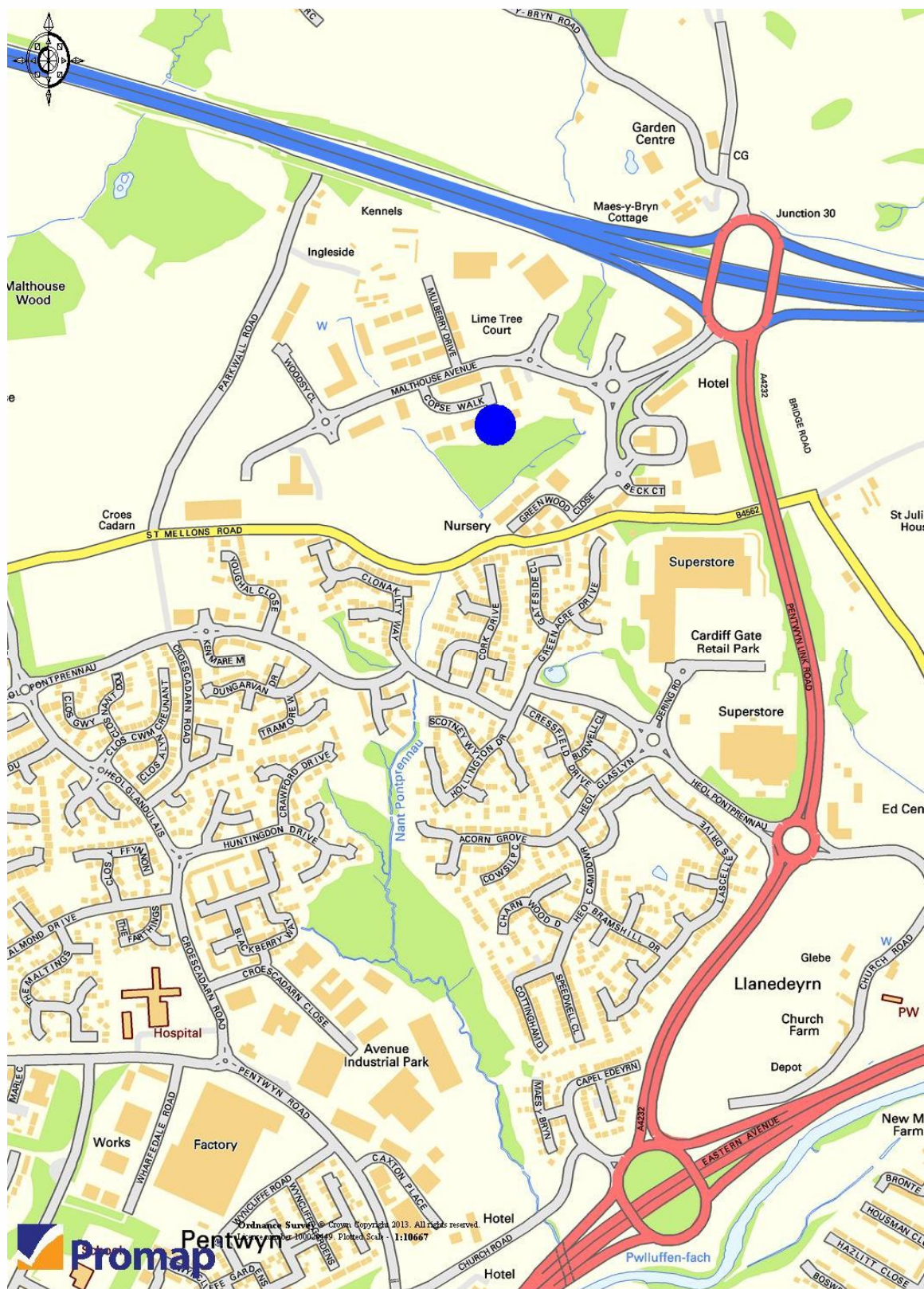
Contact: John James 029 2037 8921
(john.james@fletchermorgan.co.uk)

Rhodri Roberts
(rhodri.roberts@fletchermorgan.co.uk)

Regulated by RICS
Ref No: Details/GF & FF Unit F Copse Walk CGBP

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Energy Performance Certificate Non-Domestic Building



Unit F
Copea Walk
Cardiff Gate Business Park, Pontprennau
CARDIFF
CF23 8RB

Certificate Reference Number:
0030-7965-0369-4870-6014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **56**

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	591
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	32.96

Benchmarks

Buildings similar to this one
could have ratings as follows:

25 If newly built

65 If typical of the
existing stock

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