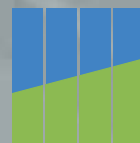


Office Building **To Let/May Sell**  
**Unit 2**  
**Lime Tree Court**



CARDIFF GATE  
INTERNATIONAL  
BUSINESS PARK

High quality new office development  
with excellent access and car parking.

# UNIT 2 Lime Tree Court

CARDIFF GATE INTERNATIONAL BUSINESS PARK

## Location

2 Lime Tree Court is a new development located in a prominent position within Cardiff Gate International Business Park, South Wales's premier business park (100 acres). Occupiers on the estate already include a number of leading blue-chip companies including Coca Cola, HBOs Card Services, Scottish and Southern Energy, The Number 118-118 headquarters, and Redrow Homes.

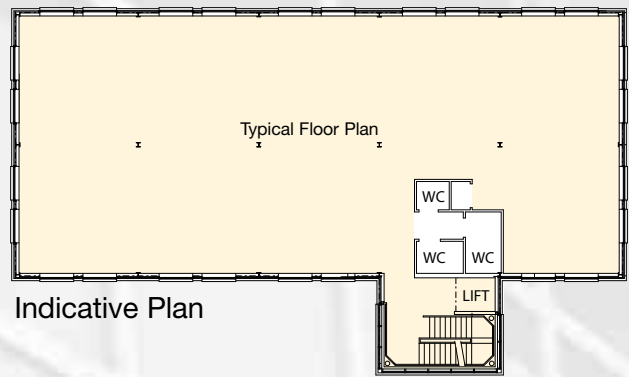
On-site facilities include an Ibis hotel, creche, Regus serviced office centre, Toby restaurant and pub, Waitrose convenience store, Starbucks and WH Smith.

## Features

2 Lime Tree Court is a new stand alone high quality three storey office building benefiting from the following specification:

- VRV air cooling and heating or gas fired central heating
- Suspended ceilings with recessed lighting
- Tinted double glazed colour coated aluminium opening windows
- Lift
- Male and female toilets on each floor
- Disabled wc
- Raised fully accessed floors
- Fully carpeted
- Flexible floor plates suitable for open plan or partitioned space
- 24 hour access
- Detailed specification available on request

Subject to agreement the specification can be adapted to specific tenant needs.



Indicative Plan

## Parking

2 Lime Tree Court benefits from 47 allocated parking spaces.

## Accommodation

The property comprise the following net internal area as measured form architect plans:

	Sq.M	Sq.Ft
Ground	328.4	3,533
First	328.4	3,533
Second	328.4	3,533
<b>Total</b>	<b>985.2</b>	<b>10,600</b>

## Terms

The property is available to let/for sale as a whole, or to let or on a floor by floor basis. Detailed terms are available from the agent on application.

## Rates

Tenant/purchaser to be responsible for all commercial rates payable.

## Grants

Incoming occupiers may qualify for Grant Aid, further details of which are available from Cardiff County Council, Economic Development Department, Tel: 029 2087 2000.



## Viewing

For further information contact the agents.  
john.james@fletchermorgan.co.uk / chris.terry@fletchermorgan.co.uk

**IMPORTANT NOTICE (MISREPRESENTATION ACT AND UNFAIR CONTRACT TERMS ACT) Please read carefully:**  
These particulars do not form a statement of fact, warranty, offer or contract. They are intended to give a fair description, but Cardiff Gate Business Park Ltd and its agents, do not accept responsibility for any error they may contain. Cardiff Gate Business Park Ltd reserves the right to change the specification without prior notice to any interested parties. All particulars are offered subject to contract and availability. Any measurements, areas or distances given are approximate only.

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