

TO LET

# 2a Oak Tree Court

Malthouse Avenue / Mulberry Drive, Cardiff Gate Business Park, CF23 8RS

Second Floor Offices – 1,143 sq ft net approx



# Location

The modern semi-detached building is located on Cardiff Gate International Business Park, sitting prominently on Malthouse Avenue and Mulberry Drive. The park is strategically located off junction 30 providing immediate access to the M4 corridor, A4232 and A48. The City Centre is approximately a 10-minute drive from the park's entrance with further access to Newport, Bridgend and Swansea.

Occupiers in Oak Tree Court already include Jubb Consulting, Bartholomew Hawkins Financial planners and Briggs & Forrester. There are a number of leading blue-chip companies located at Cardiff Gate International Park including International Baccalaureate Organisation, Molson Coors and Redrow Homes..



M4



650 yards  
northeast

City Centre



5 miles

Severn Bridge



20 miles

# Accommodation

## Description

Part of the second floor of the building.

Specification includes:

- Passenger Lift
- Raised floor
- Suspended ceilings with recessed lighting
- Fully carpeted
- Double glazed windows
- Comfort cooling
- Male/female and disabled WC's
- Kitchen facility

## Services

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.

The service charge is assessed at £6,100 per annum until March 2023

## Parking

The accommodation has a total of 5 available parking spaces

Area	Sq ft	Sq m
Second floor	1,143	106.19
TOTAL	1,143	106.19

Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



Recessed lighting



Kitchenette



WC facilities





# 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.

Tel: 02922 330800 ([www.Cardiff.gov.uk/planning](http://www.Cardiff.gov.uk/planning))

## **Business Rates**

The suite has a rateable value assessed at £14,000. Using the current multiplier, rates payable for 2022/23 will be £7,490 per annum.

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](http://www.voa.gov.uk).

## **Energy Performance Certificate**

The EPC Rating is C(65) and the full certificate can be provided on request.

## **Code for Leasing**

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

## **Lease**

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

## **Rent**

The property is offered to let for £16,500 per annum exclusive of VAT.

## **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.

## **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.

## **AML**

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

# Viewing Arrangements

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



**Alder King Property Consultants**

18 Park Place  
Cardiff  
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[www.alderking.com](http://www.alderking.com)

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**Date:** August 2022

**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.

**alder king**

PROPERTY CONSULTANTS





