



6 Westview House

Cardiff Gate Business Park, Cardiff, CF23 8RS

**MODERN FIRST FLOOR OFFICE SUITE
TO LET**

TOTAL AREA 1,950 ft² (181.00 m²)

- + Comfort cooling system
- + Modern fit out
- + Fully accessible raised floors
- + 8 car parking spaces

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

6 Westview House is located within the established Oaktree Court area of Cardiff Gate Business Park which is one of South Wales' premier business parks. The 100 acre business park is located just off Junction 30 of the M4 and has attracted leading blue-chip companies such as Coca-Cola, Scottish and Southern Energy and the headquarters of the International Baccalaureate Organisation.

On-site facilities include an Ibis Hotel, Crèche, Regus serviced office centre, a Toby Carvery restaurant and pub and the motorway service area. The service station, which is located at the entrance of the business park, has retail users such as Starbucks, KFC, W H Smith and Waitrose.



SPECIFICATION

The available accommodation comprises a modern self contained suite at first floor level accessed via an internal stairway/lift through an atrium glazed lobby. The ground floor suite is currently let to Rhomco. The specification is as follows;

- + Comfort cooling throughout
- + Modern glass partitions
- + Suspended ceilings throughout incorporating recessed lighting
- + Fully accessible raised floors incorporating 3 compartment floor boxes
- + Double glazed windows with blinds
- + Modern self contained kitchen
- + Bespoke timber cupboards
- + Male, female & disabled WC's
- + Intruder alarm and intercom system
- + 8 person passenger lift

ACCOMMODATION

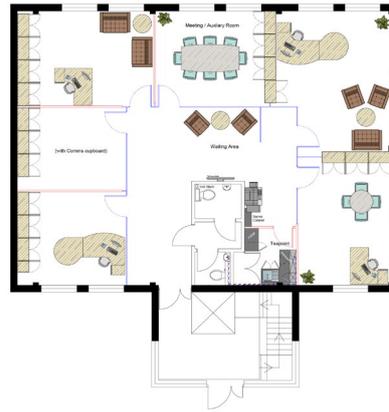
The property provides the following approximate areas;

First Floor 1,950 ft² | (181.00 m²)

CAR PARKING

There are 8 car parking spaces (including 1 disabled) allocated to the suite located directly outside.

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For illustrative purposes only

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£14.50 psf (£28,275 per annum exclusive)

SERVICE CHARGE

The tenant will be responsible for a fair proportion of the landlord's estate service charge. The tenant will also be responsible for a fair proportion of the building service charge for the maintenance of the common area.

VAT

The property has been elected for VAT and will be charged where applicable.

EPC

The property has an Energy Performance Certificate in Band C.

BUSINESS RATES

We understand that the rateable value of the property is £22,250 and the year ending March 2019 the rates payable are £11,436.50. However, interested parties should rely on their own enquiries with the local authority.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams
Email: rob@emanuel-jones.co.uk
 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



November 2018

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.