

OFFICES / TO LET



3 ALEXANDRA GATE

Ffordd Pengam, Cardiff, CF24 2UD



Size / 2,210 up to 5,430 sq.ft (205 to 504 sq.m)

Property Highlights

- Modern office building recently refurbished to high specification
- Traditional lease terms available
- Flexible 'all inclusive' serviced office terms available
- Prominent location, situated 2 miles East of Cardiff City centre



For more information, please contact:

Chris Terry
Associate
029 2026 2251
chris.terry@cushwake.com

Marchmount House, Dumfries Place,
Cardiff CF10 3RJ

phone: +44 (0)29 2026 2288
cushmanwakefield.com

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Location

3 Alexandra Gate is located within the Alexandra Gate office development, situated on Ffordd Pengam, immediately off Rover Way. The property provides easy arterial access to Cardiff city centre (approximately 2 miles) via Rover Way or Newport Road. The M4 Motorway at J30 is approximately 4 miles to the North of the property, via the A48. The area also benefits from regular bus services. Adjoining occupiers include Lifestyle Fitness, Tesco Extra, Kier Living and CMB Engineering.

Description

The property was a purpose built office constructed in the early 1990's. It has recently undergone significant refurbishment in the mid 2000's. The building benefits from the following specification:

- Raised access floors
- Suspended ceilings
- Recessed LED lighting
- Passenger lift
- Double glazed windows
- Heating / Cooling system
- Male / Female / Disabled W/c's
- Kitchen

Accommodation

The first floor office suite comprises the following area:

| Building | Sq.m | Sq.Ft |
|-------------|------|-------|
| First floor | 504 | 5,430 |

The first floor can be partitioned to provide two office suites of 2,210 sq.ft and 3,220 sq.ft.

Car Parking

The building benefits from 57 spaces, a ratio of 1 space per 267 sq.ft.

Terms

The office suites are available by way of a new lease on a Full Repairing and Insuring basis for term to be agreed.

In addition, the Landlord can also offer flexible 'all inclusive' terms from as little as 12 months.

Service Charge

In going tenants will be responsible for a fair proportion of the building and estate service charge. Further information available upon request.

Rent

£13.50 psf excl for a traditional lease.

Further information on all inclusive serviced office costs are available upon request to agent.

Business Rates

Tenant to be responsible for all rates payable.

1st floor / RV £41,750 pa, Rates Payable £21,960 pa.

2nd floor / RV £22,250 pa, Rates Payable £11,703 pa.

We advise all interested parties to rely on their own enquiries to Cardiff Council (Tel: 029 2087 2087)

EPC

The building has an EPC rating of C 68.

An Energy Performance Certificate will be made available to interested parties on request.

Legal Costs

Each party is to bear their own legal and professional costs.

VAT

VAT will be charged on all costs at the prevailing rate.

Viewing

For further information and to arrange an inspection, please contact sole agents Cushman & Wakefield:

Chris Terry,
Associate / Office Agency
029 2026 2251
Chris.terry@cushwake.com
Marchmount House, Dumfries Place, Cardiff CF10 3RJ

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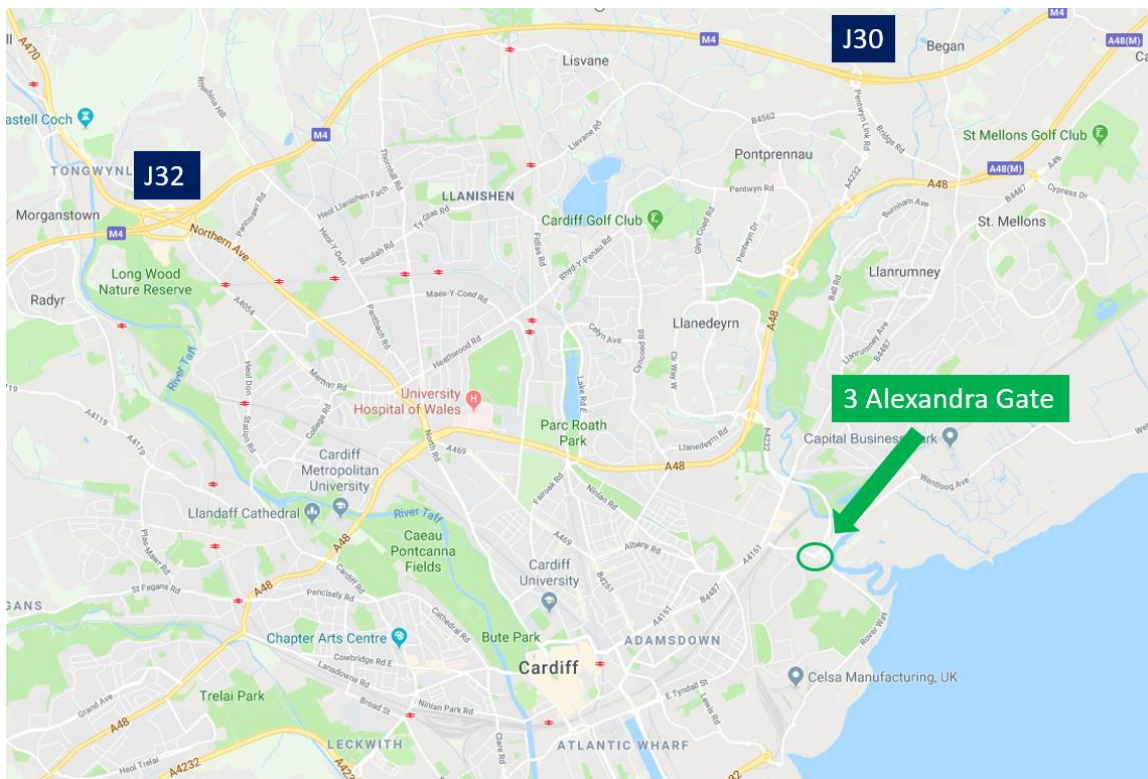
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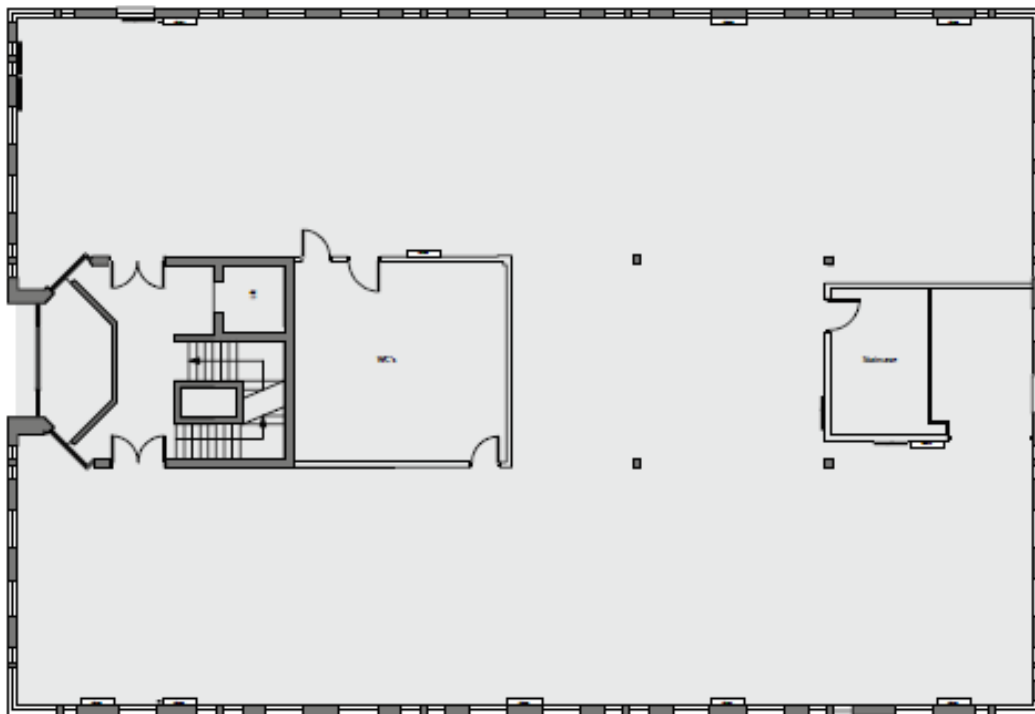
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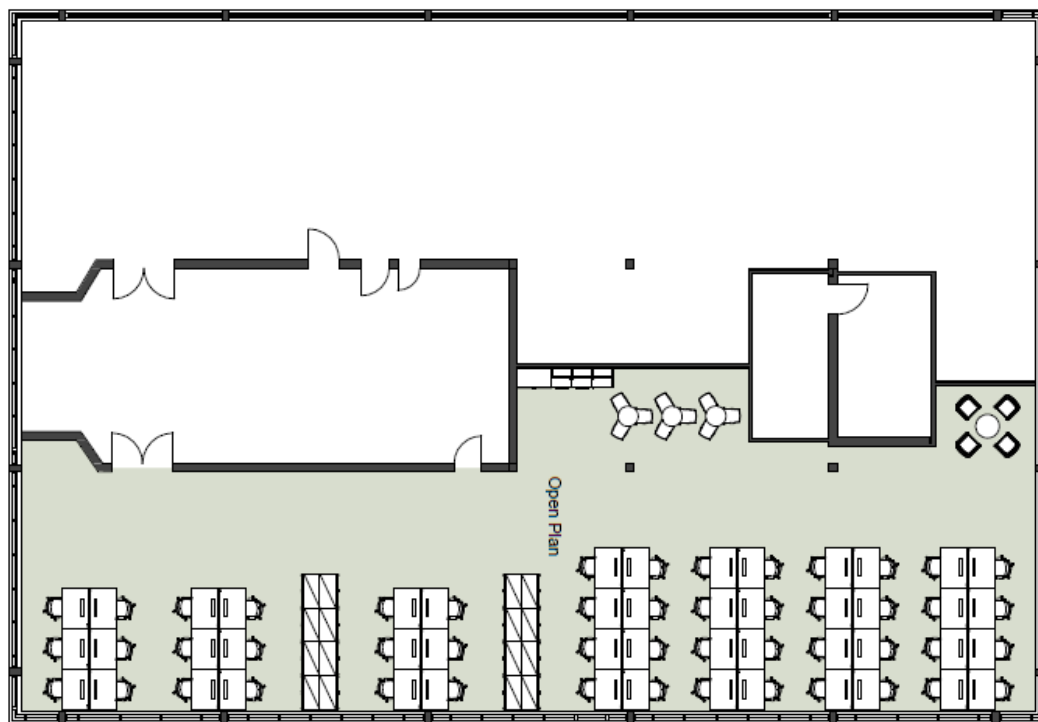
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