

REFURBISHED OFFICES TO LET



3 Alexandra Gate Ffordd Pengam Cardiff CF24 2UD

- Refurbished Office accommodation
- Air Conditioning / Comfort Cooling
- From 2,616 sq. ft - 16,562 sq. ft (243.00 m² - 1,538.59 m²)
- Access controlled parking at a ratio of 1:200
- EV Charging points available
- Excellent access to the M4 motorway via the A48

Location

The subject property is located within the Alexandra Gate office development which is situated on Ffordd Pengam.

The property provides good arterial access into Cardiff City Centre (approximately 2-miles to the west) via Rover Way and Newport Road. Junction 30 of the M4 is approximately 4-miles from the premises via the A48.

The area also benefits from regular bus services.

Local amenities include the Tesco Superstore and filling station, a Lifestyle Fitness Gym, as well as various other retail and A3 occupiers located on nearby Newport Road.

Description

The property comprises a detached brick-built office premises arranged over ground, first and second floor levels. The property provides good quality refurbished office space which is predominantly open plan however some sub divided accommodation has been created using glazed partitioning.

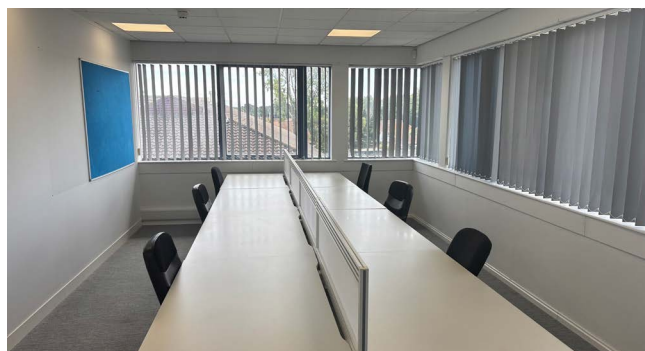
Internally the property has suspended ceilings with recessed (non cat2) lighting being fully carpeted throughout and decorated to a high standard.

Each floor has lift access via the communal ground floor reception area together with WCs, kitchen and disabled facilities to all levels.

The premises benefits from solar panels providing power to the property.

Car Parking

The property benefits from access-controlled car parking at a ratio of 1:200 (approx. 45 parking spaces in total).



Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Measurement, 2nd Edition, January 2018:-

Room	sq m	sq ft
Ground Floor	506.95	5,457
1st Floor	503.05	5,415
2nd Floor (north wing)	285.57	3,074
2nd Floor (south wing)	243.02	2,616
TOTAL NIA	1538.59	16,562

Tenure & Terms

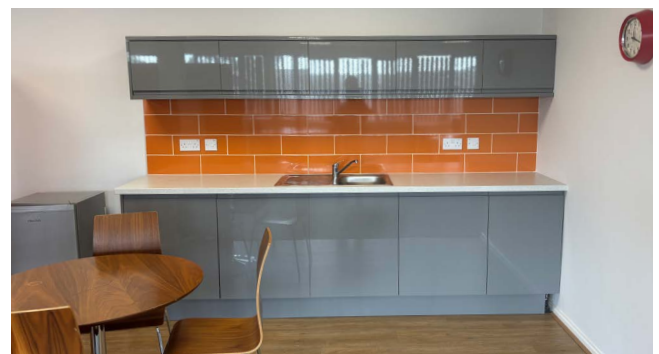
The property is available either as a whole or in part by way a new FRI lease for a term of years to be determined.

Service Charge

The ingoing occupier will be liable to pay a service charge for the standard landlord's outgoings i.e. upkeep of external elements, car parking, landscaping etc. and maintaining the common parts of the premises. Further details are available upon request.

Quoting Rental

Upon application.



Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as C / 68 listed as B1 Offices and Workshop businesses. (Certificate N°0791-0010-8130-6500-5603. Valid until 8th September 2026). A copy of the certificate is available upon request.

Rateable Value

The tenant is responsible for the payment of the business rates.

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Cardiff City Council – www.cardiff.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

For more information contact Haydn Thomas:

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**HUTCHINGS
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