

TO LET -

# UNIT 6-7 BECK COURT

Cardiff Gate Business Park, Cardiff, CF23 8RP



## Key Highlights

- 264 to 474 sq ft
- Excellent parking provision
- Fully fitted office suites
- Inclusive rents
- Extensively refurbished offices and common areas
- Bookable meeting rooms
- Kitchen and break out space
- Potential to combine units to create larger offices

2 Kingsway  
Wales CF10 3FD

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - A	264	24.53	Available
Unit - B	264	24.53	Available
Unit - C	474	44.04	Available
Unit - D	474	44.04	Available
Unit - E	474	44.04	Available
Unit - F	474	44.04	Available
Unit - G	474	44.04	Available
<b>Total</b>	<b>2,898</b>	<b>269.26</b>	

## Description

6-7 Beck Court comprises a modern, detached office building set over two floors on Cardiff Gate Business Park. The property has recently been extensively refurbished throughout and provides a range of office sizes and bookable meeting rooms. The property benefits from the below:

- Extensively refurbished common areas
- Fully fitted offices
- Suspended ceilings with suspended linear LED lighting
- Air-conditioning
- Independent kitchen and break-out space
- Intruder alarm

## Contact

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## Location

The property is located in Beck Court, Cardiff Gate Business Park, South Wales` premier business park , located immediately off Junction 30 of the M4 Motorway. The property benefits from a number of amenities nearby including an Ibis Hotel, day nursery and a Motorway Service Area, which includes a Waitrose, Starbucks and KFC.

## Terms

The property is available to let. Further details on request.

## Business rates

Information available on request.

## EPC

C-62

## Legal Costs

Each party to bear their own legal costs.

## Parking

Suites A&B - 2 spaces

Suites C-G - 5 spaces

## Viewings

Via Savills

## IMPORTANT NOTICE

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