

HRB

Commercial Property
Consultants

COOK COURT

Pacific Business Park, CARDIFF

SAT NAV: CF24 5AB

Located 2 miles South East of Cardiff City Centre
Excellent road links to M4 Motorway
High quality business space - flexible & economical
Generous circulation and car parking

Self contained units from 1,420 sq.ft. to 5,680 sq.ft. (132 sq.m. to 527.6 sq.m.)

FOR LEASE

BUSINESS UNITS

Established Location
Excellent Road Links
High Quality Units
Economical Space
Completed Units - EPC 'A' Grade

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Location:

Cook Court is located on the established Pacific Business Park at the southern end of Ocean Park some 2 miles south east of Cardiff City Centre. Occupiers in the immediate vicinity includes Western Mail (Trinity Mirror), Minerva Dental, GAP Plant Hire, Print Partnership, Huntleigh Healthcare, and Princes Drinks.

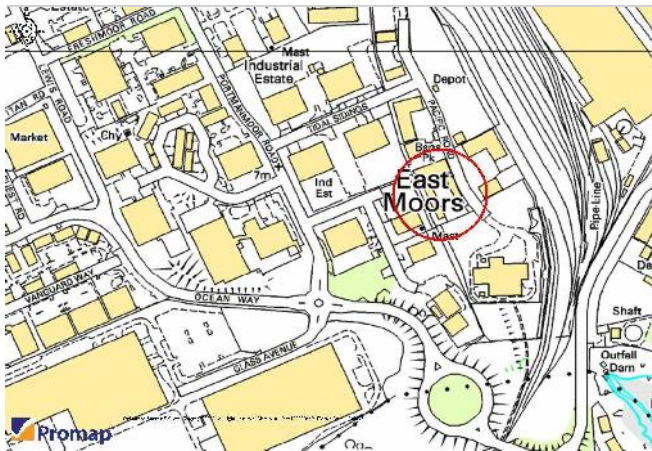
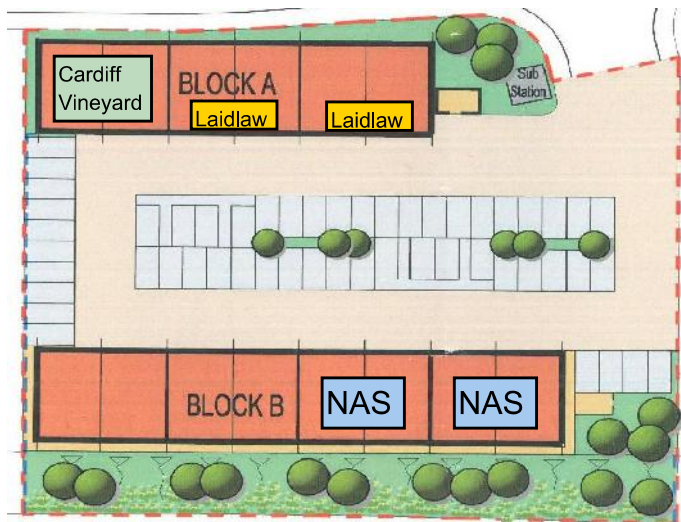
Cook Court has already attracted a number of quality occupiers including National Autistic Society, Laidlaw, and Cardiff Vineyard.

Pacific Business Park benefits from excellent road access via Portmanmoor Road and Ocean Way providing access to the City Centre and Cardiff Bay. The M4 Motorway can be easily accessed to the west via the A4232 and east via the A48.

Description:

Cook Court is a new self contained development comprising 7 high quality business units. The two terraces of units are arranged around an attractive central court yard with designated car parking and large circulation area.

Space can be offered over a single storey or over two storeys with separate designated entrances. Units can be fitted out and tailored to specific occupier requirements. Standard fit-out includes raised access floor on first floor level and suspended ceilings / recessed lighting.



Accommodation:

Units available from 1,420 sq.ft. to 5,680 sq.ft. (132 sq.m. to 527.6 sq.m.)

Tenure and Terms:

Units are available for Lease on a full repairing and insuring basis for a term to be agreed.

Rent:

On application.

Service Charge:

An estate service charge is levied for maintenance of common areas, details upon request.

Rateable Value:

Interested parties should make their own enquires of Cardiff County Council.

Legal Costs:

Each party will be responsible for their own legal costs.

Further Information:

For further information please contact the joint agents, contact details below;

Viewing:

Strictly by appointment through the joint agents;

Contact:

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Subject to Contract, June 2011

