



Speculative building available at business park



Construction work is now complete on a 10,600 sq ft speculative building on Lime Tree Court in Malthouse Avenue.

The three-storey office development with 47 car parking spaces is available for immediate occupation.

It is one of two buildings to be completed making up the first phase of Lime Tree Court. The second building is owned by accountancy practice Broomfield & Alexander.

Tony Fletcher, Managing Director of Cardiff Gate International Business Park said:

“When complete, Lime Tree Court will comprise of six detached three-storey office buildings. The available building is completed to a shell finish so that the fit out can be tailored to suit individual requirements.”

John James of Fletcher Morgan, the letting agent for the park said:

“The new offices are ideal for a local company looking to relocate their headquarters operations or equally for a prestigious regional base for a national blue chip firm.”

Accountants move in to new offices



Roger Thomas, Cooke & Arkwright, Tony Fletcher, Cardiff Gate International Business Park and John James, Fletcher Morgan welcome Robert Preece (foreground) to Cardiff Gate

A leading South Wales accountancy practice has moved in to new headquarter offices at the park.

Broomfield & Alexander has taken occupation of a new purpose built 10,000 sq ft unit on Lime Tree Court.

The firm's headquarters was previously located in neighbouring Pentwyn in Cardiff where it had been based for the last 20 years.

Originally established in 1912 in the South Wales Valleys, the practice now has 4,500 clients and over 90 employees based in offices in Cardiff, Newport and Swansea, and urgently needed to better accommodate the rapidly growing business.

The building was funded through the creation of a syndicate of directors' SIPPs - self-invested personal pensions - to effectively

enable tax relief to be obtained for the cost of the land and the building which would not have been available if the business itself had bought them.

Managing director Robert Preece said: "We're extremely proud of our development over many years in Wales, and are delighted to move into our new offices on Cardiff Gate as the next phase of growth of a company which has been active here for many years."

Roger Thomas, director at Cooke & Arkwright, who represented Broomfield & Alexander said:

“This is a typical example of the popularity of Cardiff Gate for this type of business. It offers flexibly designed offices in a location which is easily available to staff and clients alike.”

New look Motorway Services

Welcome Break services has improved its offer with the addition of a Waitrose convenience store and Starbucks coffee shop



Welcome Break Cardiff Gate, which is celebrating its 50th anniversary year of its first service station – at Newport Pagnell on the M1 – also has a Burger King and WH Smith. The Cardiff Gate site attracts 400,000 visitors every year.



Spotlight on... Hopkins Law

Hopkins Law is a team of experienced lawyers with an office on Ashtree Court as well as headquarters in Cardiff city centre and additional local offices in Cowbridge and Canton, following a recent merger with Husband Saye Solicitors

Hopkins Law was founded in 2006 by Wendy Hopkins, the most recognisable and respected family lawyer practising in Wales today.

The firm covers all aspects of family law including divorce and separation, children matters, finances and services for the elderly. Six staff are employed at the Cardiff Gate office, including three lawyers.

For further information, visit www.hopkinslawltd.com

hopkins ^{LAW}
with
husband saye

Dysgu Cymraeg / learn Welsh

Cardiff University is offering a Welsh beginners course at Regus in Malthouse Avenue.

The 15-week course – which combines online and classroom based learning, will run on Wednesdays from 17:30 to 19:30, starting 2 March.

More information is available at www.learnwelsh.co.uk

your business park your news



Managing Director of Cardiff Gate International Business Park Tony Fletcher said:

“ This is a great addition to the excellent onsite facilities for business park staff to enjoy. Other facilities at the park include a coffee shop at Cardiff Audi, IBIS hotel, petrol station, Just Learning crèche, private doctor's practice and Toby Carvery.”

Starbucks is open seven days a week from 7am until 8pm and Waitrose from 7am until 10pm, 365 days a year.



New travel plan for business park

Cardiff Gate International Business Park has launched its own dedicated travel plan to encourage sustainable travel.

Developed in consultation with Cardiff Council, the plan aims to provide the framework from which individual tenants will be able to produce their own organisation specific travel plans.

It encourages reduced single occupancy car use, increased use of public transport and cycling where staff live nearby and promotes better integration between organisations to find common transport and infrastructure solutions.

Vince McNabb, director at Cardiff Gate International Business Park, said:

“ Cardiff Gate International Business Park is committed to sustainable development and promoting green travel choices. By working together to promote green travel modes whenever practical, we can all make a valuable contribution to reducing congestion and pollution and protecting the local environment, ensuring Cardiff Gate continues to be an attractive place for employers, employees and clients.”

The travel plan is available to download at www.cardiffgate.com



CARDIFF GATE
INTERNATIONAL
BUSINESS PARK



**10,600 SQ FT NOW AVAILABLE
FOR IMMEDIATE OCCUPATION**

THE FIRST CHOICE FOR CARDIFF

Offices to let – Lime Tree Court | High quality new office development | Offices from 1,620 sq ft upwards

Cardiff Gate International Business Park is an 100-acre centre of commerce and is home to a number of leading blue chip companies including Coca Cola, Lloyds Banking Group, The Number 118 118 and Redrow Homes. With excellent infrastructure and on-site facilities, the site has the added benefit of qualifying for regional selective grant assistance.

South Wales' premier business park – J30 M4
WWW.CARDIFFGATE.COM



Site acquisition



Cardiff Gate International Business Park has acquired a further 2.3 acre plot of land.

The site, adjacent to Lloyds Banking Group, has the potential for 30,000 sq ft of accommodation.

Vince McNabb, Director at Cardiff Gate International Business Park said: "We are currently considering a number of options on how to take the site forward.

“ Cardiff Gate is a well located business park and has a lot to offer potential occupiers. It has an established community, high quality buildings and is easily accessible being just off junction 30 of the M4.

70 acres has been developed at the business park since it launched its first building in 1998, with 30 acres remaining.

Contact

For general business park enquiries: **James Griffin and David Greener**
Park management
0844 800 7340

For property requirements:
John James and Chris Terry

