



CARDIFF GATE  
INTERNATIONAL  
BUSINESS PARK

## Restaurant | Café | Sandwich Bar Retail Pod Development

Ground floor retail units from 1,200 sq ft to 4,000 sq ft,  
first and second floor offices 9,900 sq ft.

SOUTH WALES'S PREMIER BUSINESS LOCATION

[CARDIFFGATE.COM](http://CARDIFFGATE.COM)



Sat nav. CF23 8BA

## DESCRIPTION

Cardiff Gate International Business Park is located on J30 of the M4 and is home to 80 businesses employing 4,000 staff.

The pod is located with a prominent frontage to Malthouse Avenue to serve the business park and wider Pontprennau/North Cardiff community.

## ACCOMMODATION/CAR PARKING

At this stage the scheme can be amended to accommodate specific requirements.

	m2	ft2
Unit 1	111.52	1,200
Unit 2	111.52	1,200
Unit 3	111.52	1,200
Unit 4	111.52	1,200

24 car parking spaces

## RENT

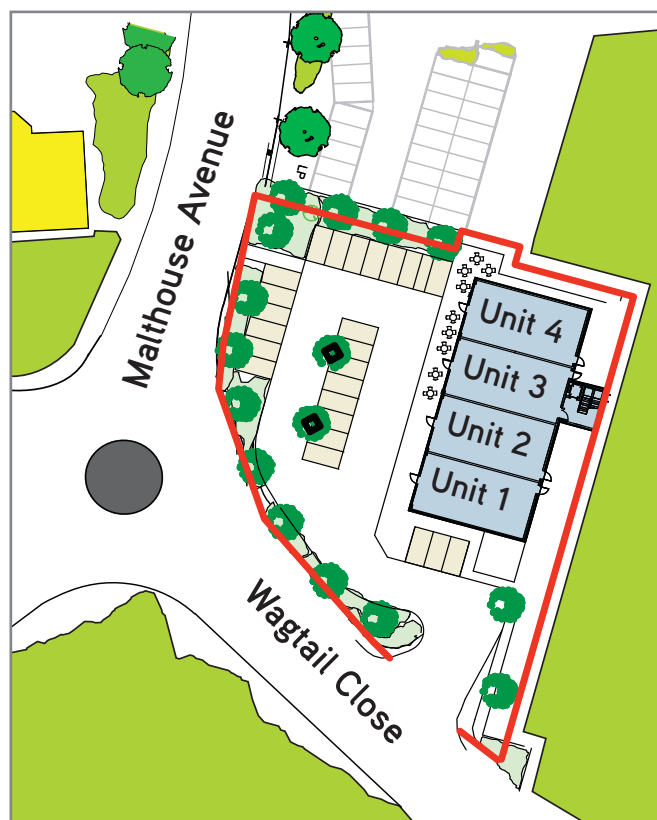
On application. All figures quoted are exclusive of VAT.

## RATES

To be assessed.

## ENERGY PERFORMANCE RATING

To be assessed.



Further information from sole agents Fletcher Morgan. Contact:

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