



CARDIFF GATE INTERNATIONAL BUSINESS PARK

SOUTH WALES'S PREMIER BUSINESS LOCATION

CARDIFFGATE.COM

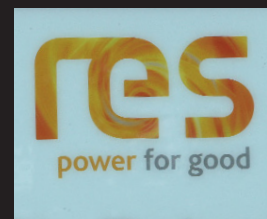
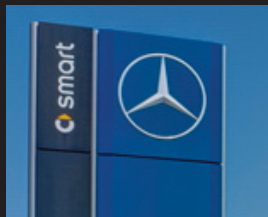




PREMIER BUSINESS LOCATION

Cardiff Gate International Business Park is an established business park enjoying all the advantages of a capital city location, yet within a natural, parkland setting.

Employing 4,000, it is home to over 70 businesses including blue chip firms Redrow Homes, Lloyds Banking Group, Scottish & Southern Energy, International Baccalaureate and Regus.





MODERN EUROPEAN CAPITAL

Cardiff is a vibrant, enterprising city that is recognised as one of the most competitive business destinations in the UK. Boasting a fast-growing economy and internationally-renowned universities, the capital city of Wales has many examples of world-class innovation and creativity, one of the highest skilled workforces in the UK and an extremely competitive cost base.

Top retail and restaurant brands, including the largest John Lewis store outside London, are located in the city's St David's shopping centre, while the impressive Millennium Stadium and iconic Millennium Centre regularly host world-class sporting, arts and entertainment events.

Both visitors and residents enjoy a wide-range of leisure and cultural activities from sailing, golf and hill walking to opera and rock concerts - just some of the reasons why Cardiff regularly scores high in quality of life surveys.



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AVAILABLE OPPORTUNITIES



Cardiff Gate offers a broad range of tailor-made business options. These include design and build packages available for specific B1 offices, call centres, research and development users up to 250,000 sq ft. The deal can be structured to allow flexibility for future business growth.

A development brief has been agreed with the Local Planning Authority. Fast track buildings are available and further detailed plans for specific requirements can be prepared immediately.





FLEXIBLE APPROACH TO OCCUPIERS

Cardiff Gate's flexible approach to office development and their willingness to provide buildings on a freehold or leasehold arrangement has attracted a cross-section of occupiers, including SME owner occupiers/investors and multinationals.

Several occupiers have also taken the opportunity to move within the Park as their businesses have grown and developed.

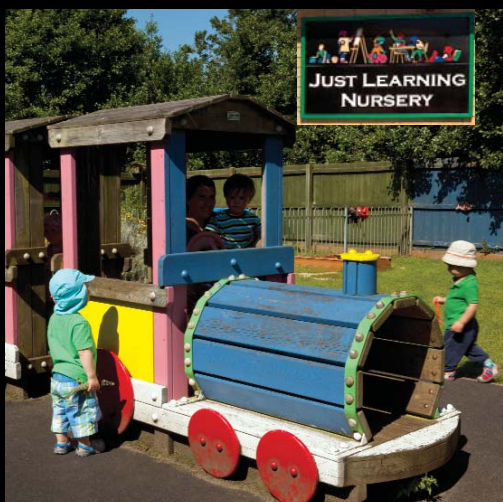


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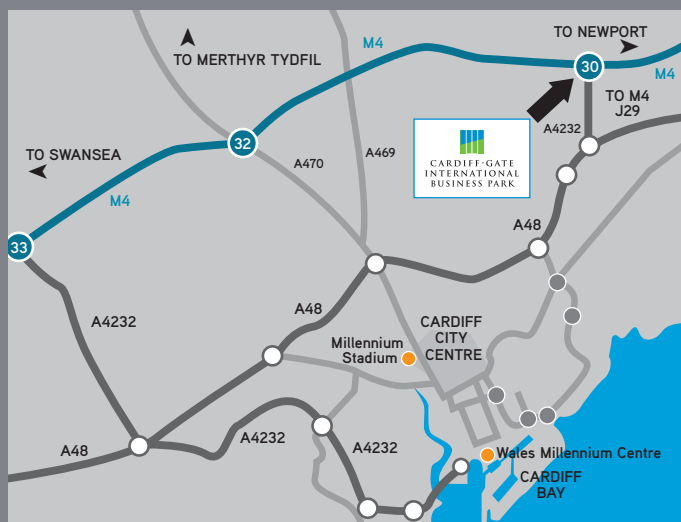
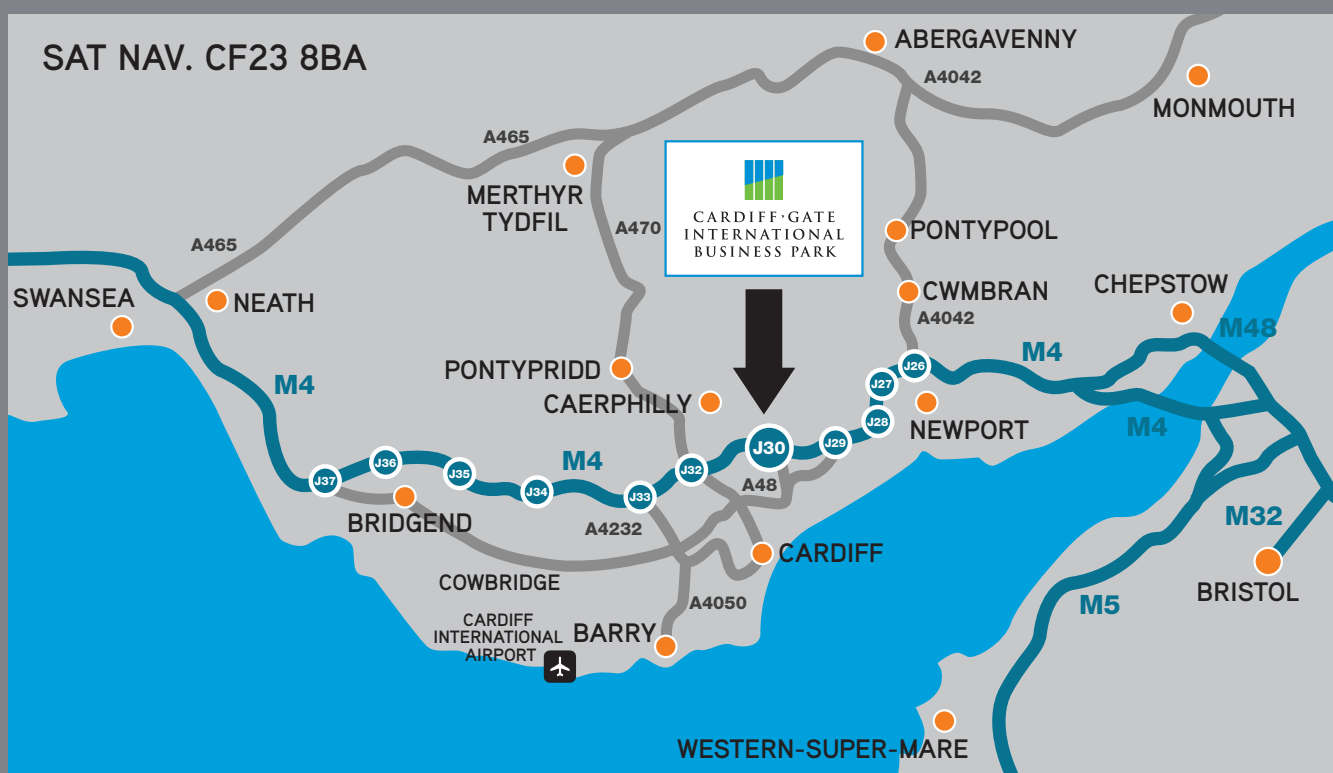


AMENITIES ON THE DOORSTEP

- Excellent on-site parking (1:210 sq ft approx)
- Additional car parking is available on annual licence or pay and display
- 78-bedroom Ibis Hotel
- Just Learning creche facility
- Regus serviced offices with seminar/meeting facilities
- Toby Restaurant/Public House
- Orthodontic and private doctors surgeries
- Welcome Break motorway services which includes WH Smith, Waitrose and Starbucks
- Adjacent Cardiff Gate Retail Park includes Asda, B&Q and McDonalds
- Prestigious residential areas of Pontprennau, Cyncoed and Lisvane, near to the Park
- 24-hour security and facilities support services to Park occupiers
- Motor service centres for Audi, Mercedes and Smart
- Regular tenant magazine and e-bulletins
- Online tenant directory
- Green modes of transport encouraged through dedicated travel plan coordinator and cycle ways and footpaths
- Automatic traffic management system on motorway junction for free flowing traffic



WELL CONNECTED



DISTANCE TIMES TO UK DESTINATIONS

Cardiff city centre	15 min
Newport city centre	15 min
Cardiff International Airport	30 min
Bristol	35 min
Birmingham	110 min
London Heathrow	120 min

Direct access to the M4, on junction 30 providing the gateway to approximately 1.2 million people within a 45-minute drive.

Situated just 15 minutes to the north east of Cardiff city centre via the A4232, the Park is within easy reach of rail links at Cardiff and Newport as well as major international airports.

Cardiff Bus provide a service, connecting the surrounding residential areas and the city centre with the business park.



CARDIFF · GATE INTERNATIONAL BUSINESS PARK

ALL ENQUIRIES



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