

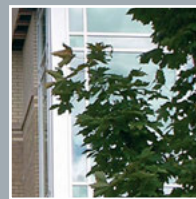
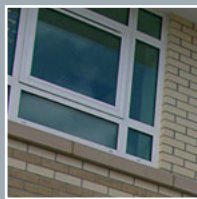
Offices To Let

Centre 7

Cardiff Gate International Business Park



SOUTH WALES'S PREMIER BUSINESS LOCATION



Prominent highly visible quality
'Grade A' air-conditioned office
building at the gateway to
Cardiff, Junction 30, M4



CARDIFF GATE
INTERNATIONAL
BUSINESS PARK

SAT NAV CF23 8FN

Centre 7

Location

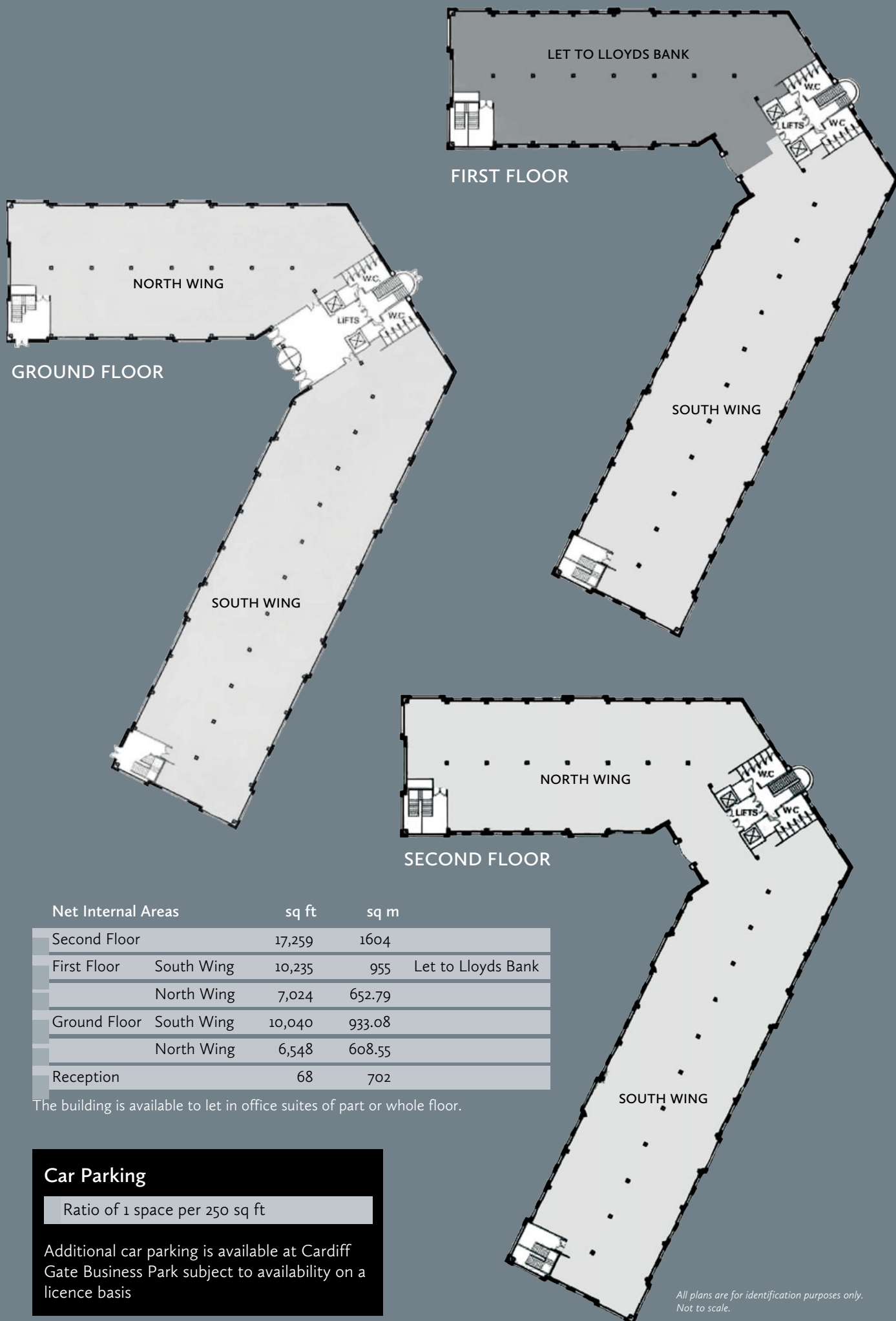
Centre 7 is a prominent office building highly visible from the M4, located at the entrance to Cardiff Gate International Business Park (100 acres). Occupiers on the estate already include a number of leading blue-chip companies including Lloyds Bank, Scottish and Southern Energy, Castleoak, Molson Coors, International Baccalaureate Organisation, and Redrow Homes.

On-site facilities include an Ibis hotel, crèche, Regus serviced office centre, Toby restaurant and pub, Waitrose, WH Smith and Starbucks. The adjacent Cardiff Gate Retail Park includes ASDA, McDonalds, Oak Furniture Land, Wren Kitchens, Costa, DFS, ScS, Bensons for Beds and B&Q.

Grade A office features

- 4 pipe/fan coil air-conditioning system
- Flexible floor plates suitable for open plan or partitioned space
- Tinted double glazed colour coated aluminium opening windows
- Carpeted
- Suspended ceilings with recessed LED lighting
- Male and female / disabled toilets
- 24 hour access
- Fully accessed raised floors
- 2 passenger lifts





Net Internal Areas		sq ft	sq m	
Second Floor		17,259	1604	
First Floor	South Wing	10,235	955	Let to Lloyds Bank
	North Wing	7,024	652.79	
Ground Floor	South Wing	10,040	933.08	
	North Wing	6,548	608.55	
Reception		68	702	

The building is available to let in office suites of part or whole floor.

Car Parking

Ratio of 1 space per 250 sq ft

Additional car parking is available at Cardiff Gate Business Park subject to availability on a licence basis

*All plans are for identification purposes only.
Not to scale.*



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

Public Transport

There is a bus service at peak periods stopping at Malthouse Avenue Cardiff Gate International Business Park. Outside of peak periods, a service operates at an eight minute frequency from Asda, Cardiff Gate Retail Park, a short distance from Centre 7.

Service Charge

Building and Estate service charges will be applicable. Further details are available on request.

Energy Performance Certificate

The building currently has an EPC Rating of D100, which is to be reassessed following refurbishment.

Terms

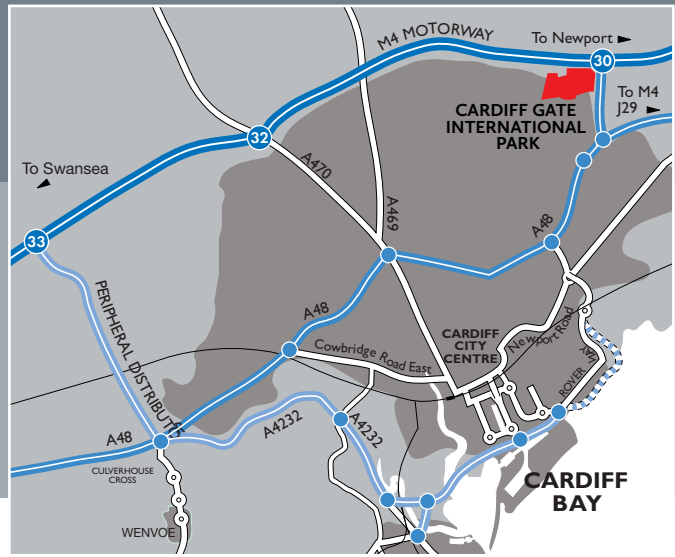
The property is available To Let on a floor or part floor basis.

Detailed terms are available from the agents on application.

Grants

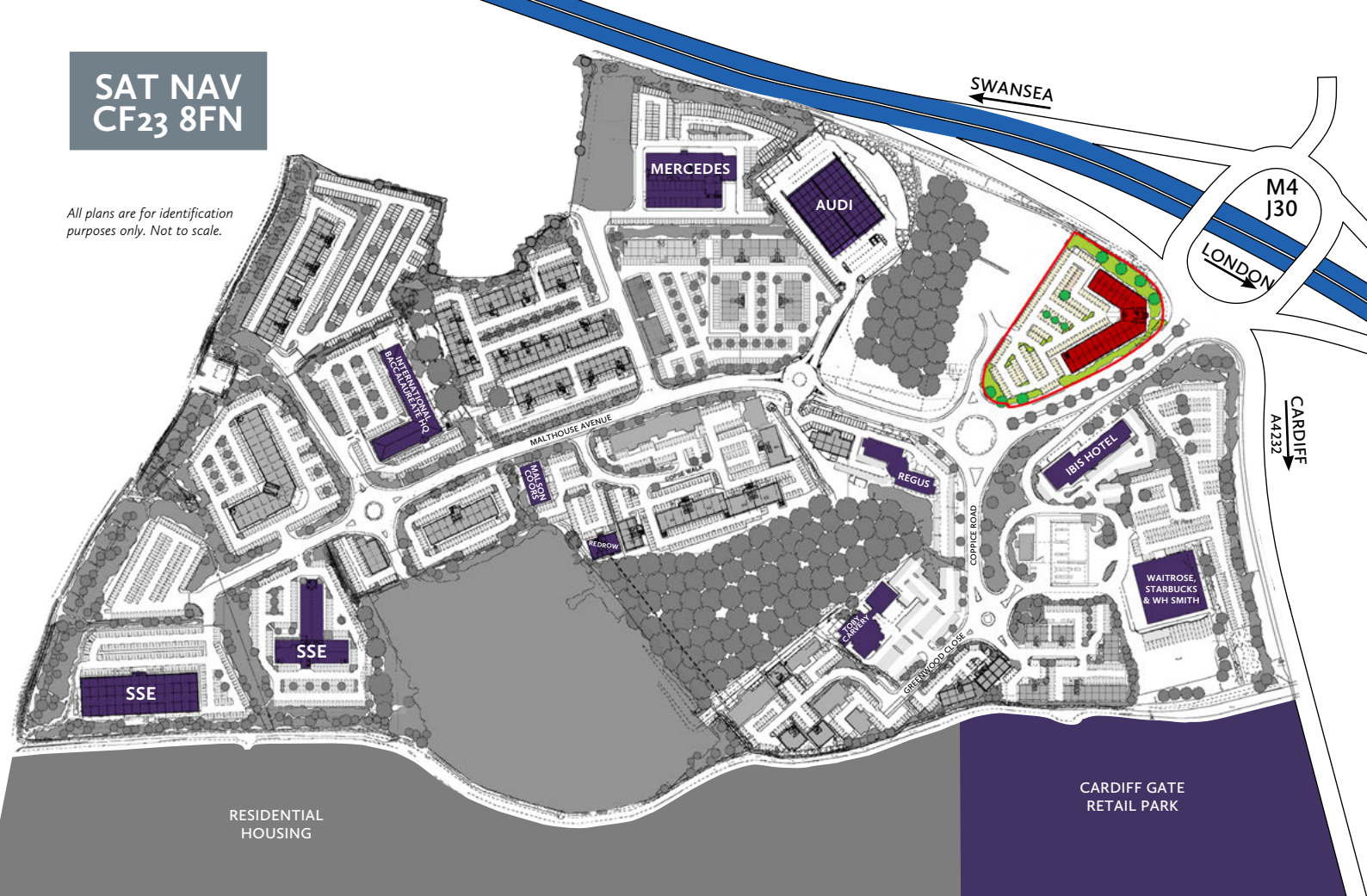
Incoming occupiers may qualify for Grant Aid. The property is located in a Tier II region.





**SAT NAV
CF23 8FN**

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Viewing

For further information contact the agents.



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**CARDIFF GATE
INTERNATIONAL
BUSINESS PARK**

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