

Ty Meridian

Malthouse Avenue, Cardiff Gate Business Park,
CF23 8GL



**For Sale.
To Let.
Development opportunity.**

50,666 sq ft Vacant Office Available.

Location

Cardiff Gate is recognised as Cardiff's premier out of town business park located at J30 of the M4 motorway. Cardiff and Newport railway stations are within a 20 minute drive of the park.

Ty Meridian is accessed off Malthouse Avenue, which is the main spine road and bus route serving the 100 acre business park. Established occupiers on the estate include BT, Cardiff Audi, International Bacculaureate Organisation, Molson Coors, Sinclair Mercedes-Benz of South Wales, SMS and SSE.

On-site facilities include a crèche, IBIS hotel, Regus serviced office centre, Starbucks, Toby restaurant and pub, Waitrose, WH Smith as well as the adjoining Cardiff Gate Retail Park, which is home to ASDA, Bensons for Beds, B&Q, Costa, DFS, McDonalds, Oak Furniture Land, Pure Gym, SCS and Wren Kitchens.



- London Paddington - 1 hour 45
- Cardiff Airport - 12 miles
- Bristol - 44 miles

The building

Ty Meridian is a bespoke contact centre with very efficient floor plates, developed in early 2000, benefitting from a secure fenced and gated site and being strategically located on Cardiff's premier business park. The property, extending to a total of 50,666 sq ft has two large floor plates with a central core providing a designated reception, break-out area, central stairwell and 2 lifts. There is a large internal plant room located to the rear of the building, which houses the main boilers and HVAC air handling systems. In addition, there are air-conditioning condensers and a diesel back up generator located externally.

The existing fit-out is predominantly open plan, benefitting from a large ground floor staff canteen with a commercial kitchen area, secure and environmentally controlled comms room, designated break out areas, meeting rooms and training rooms etc.



The general office specification is as follows:



EPC rating of C63



Four pipe fan coil air conditioning



LED recessed lighting



Aluminium double glazed windows with blinds



Suspended ceiling with mineral fibre tiles



Carpeted raised access floors with fitted floor boxes



Male, female and disabled w.c. facilities

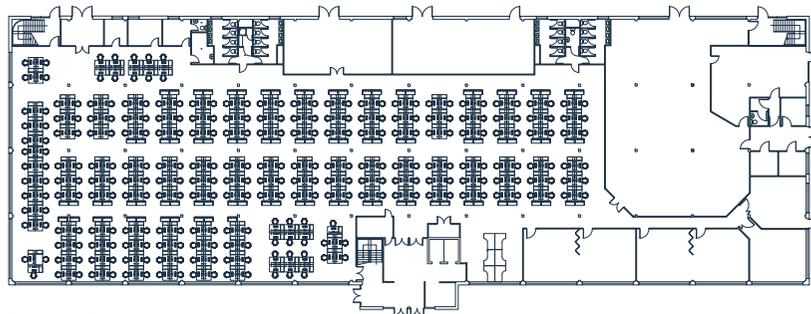


Shower facilities

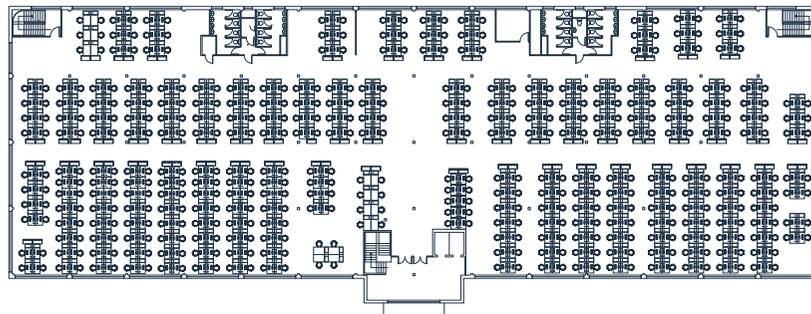
Accommodation

Floor	Sq Ft	Sq M
First Floor	25,872	2,404
Ground Floor	24,073	2,236
Ground Floor Reception	721	67
Total	50,666	4,707

The above floor areas have been measured on an IPMS3 basis in accordance with the RICS Property Measurement 1st edition May 2015.



Ground Floor



First Floor



Building and Site area

The building and site area (including the car park), extends to approximately 2 acres.

Car Parking

The property benefits from a designated car park for 191 cars (15 disabled parking bays).

The Opportunity

The Proposal

The property, developed as a bespoke 50,666 sq ft contact centre has the potential to be sold or re-let for its existing B1 Office use. Alternatively, the strategic location of the building and business park may provide opportunities for alternative uses either utilising the existing building or as a redevelopment of the whole site, subject to planning.

Energy Performance Certificate

C63

Sale Price / Lease Price

The property is being offered to the market by way of a freehold sale. Price on application.

In addition, the property is being offered to the market by way of a lease for a minimum term of years to be agreed. Rent on application.



All enquiries

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