

FOR SALE / TO LET – PROMINENT OFFICE BUILDING WITH GENEROUS CAR PARKING



F&G, Copse Walk, Cardiff Gate International Business Park,
Malthouse Avenue, Cardiff CF23 8RU



Location

Cardiff is the capital city of Wales, with an estimated population of 362,000, and a further 1.2 million within a 45-minute travel time. The city is the commercial and administrative centre of Wales and is in the M4 corridor, approximately 30 miles west of Bristol and 40 miles west of Swansea.

The city benefits from strong road communications, with the M4 to the north of the city enabling drive times to Bristol and Swansea, within 40 to 50 minutes retrospectively.

Cardiff has strong public transport links with regular direct railway services to Bristol (35 minutes), Birmingham (1 Hour 55 minutes), Manchester (3 hours 55 minutes) and London Paddington (1 hour 47 minutes).

Situation

The property lies within Cardiff International Business Park, which is the prime out of town office location in the capital and is adjacent to J30 of the M4 Motorway, approximately 7 miles to the northeast of Cardiff city centre.

Cardiff International Business Park is the premier out of town office location in Cardiff, comprising 100 acres of prime, mixed-use development.

The property is strategically located in a prominent position fronting Malthouse Avenue close the entrance to the business park.

On-site and nearby amenities include a Welcome Break Services, a PFS, Travelodge Hotel, Starbucks, Toby restaurant/pub, Waitrose, WH Smith, crèche, doctor's surgery and a school. The adjacent Cardiff Gate Retail Park includes B&Q, Wren Kitchens, DFS, ScS, Bensons for Beds, Oak Furnitureland, Tapi Carpets, PureGym, Costa Coffee, Subway and ASDA Superstore (24/7).

Surrounding occupiers include SSE, Travelodge, Welsh Government, Royal College of Nursing, Vinci, Cardiff Audi, Molson Coors, Volvo and Sinclair Mercedes-Benz.



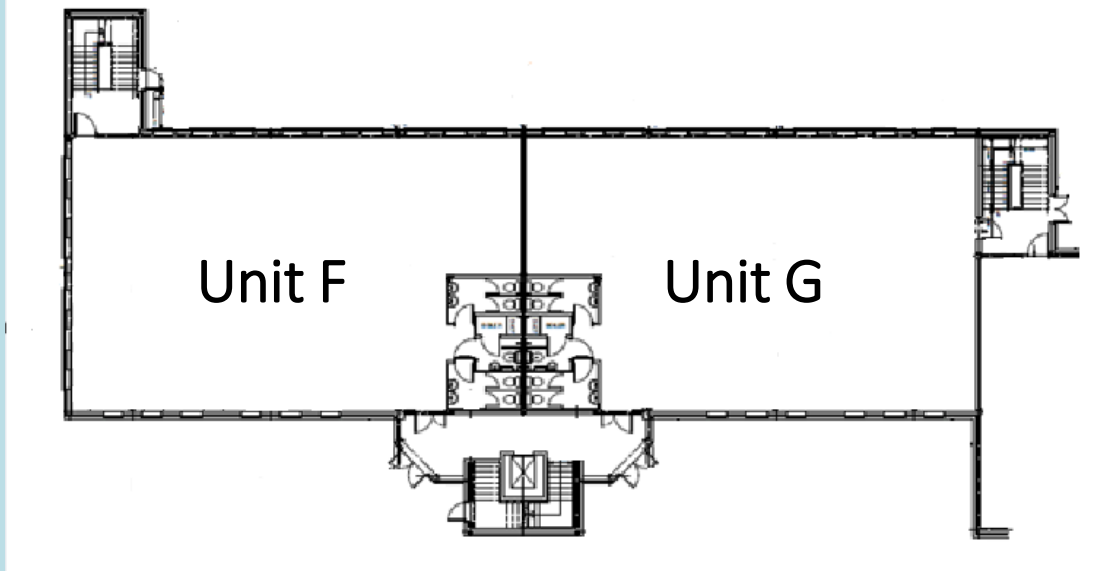


M4 MOTORWAY

F&G Copse Walk

Accommodation

Floor	Unit F (Sq Ft)	Unit G (Sq Ft)
Second	780 (Let until 31/10/27 to Insight Law)	2,520 (Let until 31/10/27 to Insight Law)
First	2,520 (Available)	2,520 (Available)
Ground	2,520 (Available)	2,520 (Let until 1 Sep 2026)
Total	5,820	7,560



Available space from 2,520 sq ft to 10,080 sq ft with a generous car parking ratio of 1:260 sq ft.

Specification

- Two profile entrances with tiled entrance hall
- Central stair and lift core
- Gas central heating with perimeter radiators
- Comfort cooling (in part)
- Double glazing
- LED Lighting
- Suspended ceilings
- Raised access floors
- Separate w.c.'s for every office suite
- Open plan and cellular offices
- EPC C64









Service Charge

There is a building and estate service charge. Further information on request.

EPC

The property has a current EPC Rating of C64

VAT

The property has been elected for VAT.

Further information

Please contact the sole selling and letting agents.



Proposal

The property is available For Sale / To Let. Price on request.



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