



To Let / For Sale

To Let/ For Sale - A purpose built office building on Cardiff's premier out of town office park.

- To Let/ For Sale
- Cardiff's Premier Out of Town Office Location
- Self contained purpose built office building
- Opportunity to let as two independent buildings
- EPC Rating of C64
- Vacant Possession from 2027

Unit F&G

Copse Walk, Cardiff Gate Business Park, Cardiff,
CF23 8XG

2,520 to 13,380 sq ft

234.12 to 1,243.04 sq m

Reference: #348074



Summary

Available Size	2,520 to 13,380 sq ft / 234.12 to 1,243.04 sq m
Rates Payable	£5.30 per sq ft
EPC	B (41)

Description

A 3 storey, purpose built office building split across two wings on Cardiff Gate Business Park. The property can be taken as one self contained building or as two independent buildings with a shared central core.

The property specification comprises two profile entrances, suspended ceilings, LED lighting, gas central heating, door entry system and male/female WC's for each office suite with ample car parking available (1:250 sq ft).

Location

The property forms part of South Wales' premier Business Park, Cardiff Gate, which is strategically located adjoining Junction 30 of the M4 Motorway. High profile occupiers include SSE, CreditSafe, Molson Coors, Barratt Redrow, The Royal College of Nursing and Regis.

On site facilities include a Travelodge Hotel, Children's Creche, Toby Public House/Restaurant and Welcome Break Services with Starbucks Coffee Shop and Waitrose.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - F	2,520	234.12	Available
1st - F	2,520	234.12	Available
2nd - F	780	72.46	Let
Ground - G	2,520	234.12	Let
1st - G	2,520	234.12	Available
2nd - G	2,520	234.12	Let
Total	13,380	1,243.06	

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