

Raglan House

Malthouse Avenue
Cardiff Gate Business Park
CF23 8BA



Freehold Offices For Sale

Key Features:

For Sale
Freehold

23,787 sq ft
(2,210.6 sq m)

Detached
building on a site
of approx. 1.1 acres

102 car parking
spaces

Located on
Cardiff's premier
business park

Modern, air
conditioned
offices

Two existing
ground floor
tenants

Opportunity for
vacant possession
of the whole
building in
October 2022

Raglan
House



Raglan House

Ground floor lift lobby



Entrance

High Quality Accommodation

Raglan House is a modern, detached office building within the strategically located Cardiff Gate International Business Park.

The property comprises three efficient floor plates and a central core with passenger lift and WCs on each floor. Raglan House currently benefits from a mixture of open plan space, high quality meeting rooms, reception and break out areas.


Air conditioning


Excellent floor to ceiling heights


Gym/fitness studio


Raised access floors


Suspended ceilings with recessed lighting


Male, Female and Disabled WCs


Kitchen facilities


EPC C Rating


102 car parking spaces


2 EV charging & 2 disabled spaces


Shower facilities


Lift Access to all floors



Cardiff Gate Business Park occupiers include: SSE, Hoare Lea, Regus, CCS McLays, Insight Law, Royal College of Nursing



Immediate access to J30 of the M4

15mins

Cardiff City Centre

15mins

Newport City Centre

30mins

Cardiff International Airport

35mins

Bristol

110mins

Birmingham

120mins

London Heathrow

Cardiff's Premier Business Park

Cardiff Gate is Cardiff's premier out of town business park. Strategically located 4.7 miles north-east of Cardiff City Centre, Raglan House is served from immediate access to J30 of the M4 motorway, providing connectivity to South Wales and the national road network.

During peak periods there is a bus service stopping at Malthouse Avenue Cardiff immediately outside the property, allowing convenient access to the City Centre. Outside of peak periods, a service operates at an eight minute frequency from Asda Superstore, Cardiff Gate Retail Park, a short distance from the building. Newport and Cardiff train stations are approximately 20 minutes by car providing high speed services to major cities including Bristol (50 minutes) and London (2 hours).



1st Floor meeting room



1st Floor breakout area



Raglan House

1st Floor gym and fitness

Great on-site amenities

Raglan House is arranged to suit multi occupation or a headquarters for a single occupier. The building's high quality fit out currently provides a variety of reception and breakout areas, numerous meeting rooms, recreation facilities and a first floor gym and shower facilities.

Amenities for Cardiff Gate Business Park occupiers are within a short walk including an Ibis hotel, crèche, Serviced office centre, Waitrose, Toby restaurant and pub, WH Smith and Starbucks.

Raglan House is located close to Cardiff Gate Retail Park which provides a number of easily accessible amenities including ASDA, Costa Coffee, McDonalds, B&Q and PureGym.



Ground floor breakout area



Raglan House

2nd Floor Offices

Accommodation

The building has the following approximate floor areas:

	Sq ft	Sq m
Ground Floor Suite A	4,001	371.7
Ground Floor Suite B	4,002	372.7
First Floor	7,892	733.1
Second Floor	7,892	733.1
Total	23,787	2,210.6

Floor areas measured on a NIA basis in accordance with RICS Property Measurement 2nd Edition.

Site area of approximately 1.1 acres.

Proposal

The property is available by way of Freehold Sale.

Tenancies

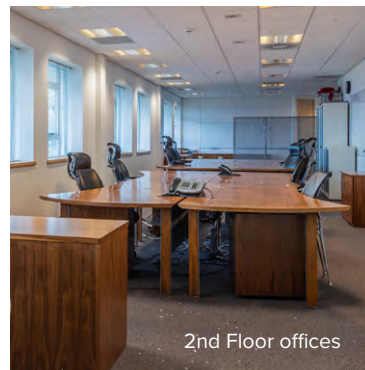
The ground floor suites are currently let to Freshwater UK PLC and Leading Edge Group (UK) Limited until October 2022.

Interested parties have the opportunity to discuss lease extensions/renewals if desired.

Alternatively vacant possession can be achieved in line with lease expiry in October 2022.

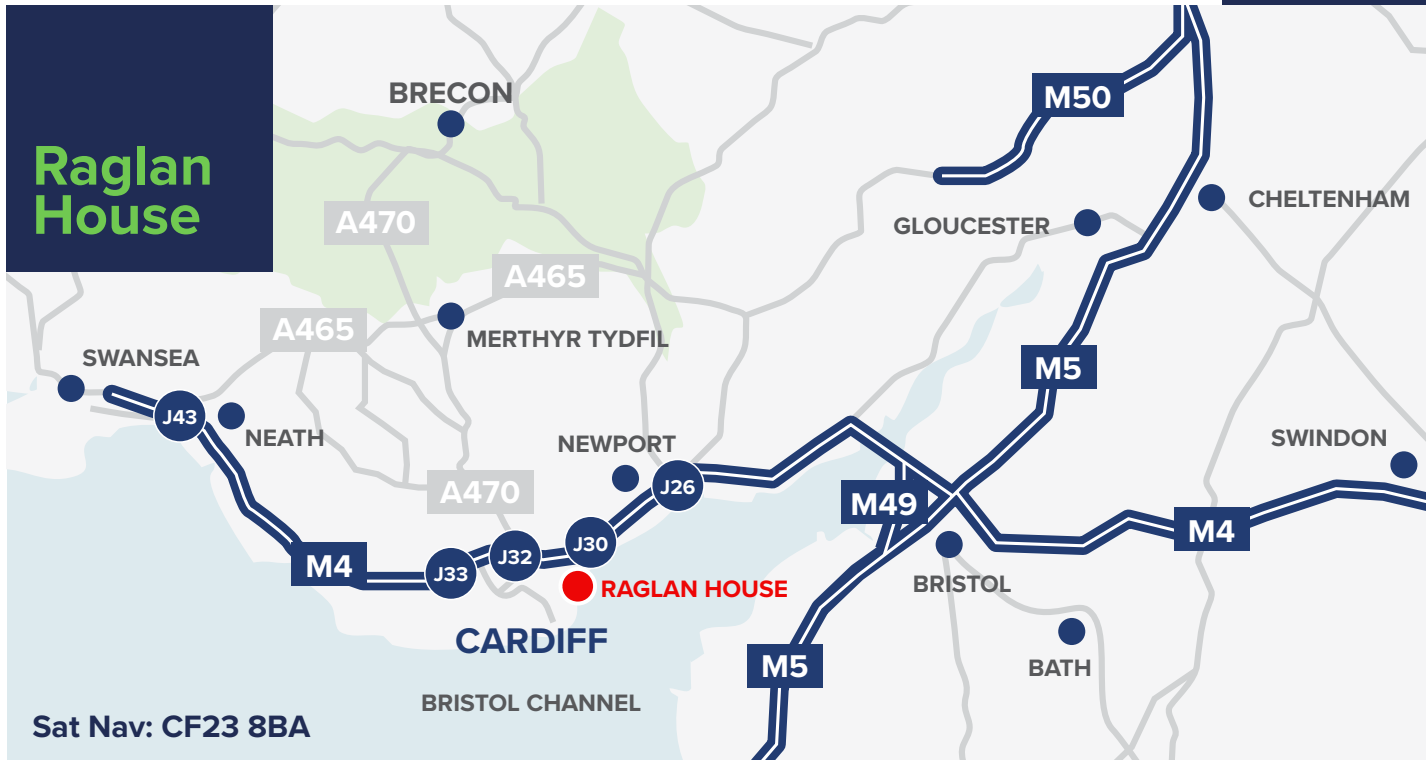


Ground Floor offices



2nd Floor offices

Raglan House



Further Information

Price: For sale – Price on application.

Legal Costs: Each party to bear its own legal costs.

Business Rates: Please be advised that all interested parties should make enquires direct to the local authority.

EPC: Raglan House has the following EPC rating: C (74).

Viewing: For viewings and further information, please contact the joint agents.

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