



7 MALHOUSE AVE
CARDIFF
CF23 8FN

FOREWORD FROM THE FIRST MINISTER

Wales is proud to be home to the world's first compound semiconductor cluster – a thriving ecosystem of innovation, collaboration and ambition. Over the past four decades, this sector has become a cornerstone of our advanced technology economy, driving progress in photonics, quantum technologies, electric vehicles and telecommunications.

C7 represents a bold step forward in this journey. As a purpose-designed hub for office, laboratory and light manufacturing space, it offers a collaborative environment for both established firms and new entrants to the Welsh economy. Located within Cardiff Gate International Business Park, it sits at the heart of our semiconductor cluster, with excellent connectivity and access to world-class talent and research.

This is more than infrastructure – it's about impact. In 2024, our compound semiconductor cluster supported £255 million in GVA and 3,000 jobs in Wales, with a UK-wide ripple effect of £434 million and over 4,000 jobs. Global leaders such as Vishay Intertechnology and KLA have chosen Wales because of our talent, infrastructure and ambition, backed by research excellence at Cardiff and Swansea Universities and the Compound Semiconductor Applications Catapult.

Through initiatives like the £1 million Supply Chain Development Programme, supported by the Cardiff Capital Region, we are ensuring that local businesses benefit alongside major investors. This sector is helping us tackle climate change, drive digital transformation and strengthen national security – making Wales a destination for investment with real impact.

The Welsh Government is proud to support C7 as part of our wider ambition to attract high-value investment, foster innovation and create skilled jobs across South Wales. We look forward to working with industry partners, investors and academic institutions to ensure this sector continues to flourish.



Y Gwir Anrh Eluned Morgan AS
Prif Weinidog Cymru

Rt Hon Eluned Morgan MS
First Minister of Wales

A CENTRE OF INNOVATION AND EXCELLENCE

South Wales is internationally recognised as a centre of excellence for semiconductor innovation and development- a region where companies can co-develop and manufacture cutting-edge solutions in photonics, quantum technologies, sensors, electric vehicles, and telecommunications to meet the evolving needs of business and society.

It is home to the world's first compound semiconductor cluster, offering a wealth of opportunities for both new and established companies in the sector. These include collaboration with related businesses, access to world-class R&D facilities at Cardiff and Swansea universities, and comprehensive support from Welsh Government and the Cardiff Capital Region.

"C7 is a great location for Microlink. We've expanded our offices and established comprehensive manufacturing and testing facilities here. The proximity of numerous semiconductor companies means there's a large pool of industry experts willing to work with us to improve and expand our processes."

*- Jack Powell, Operations Manager,
MicroLink Devices UK*

"CS connected was keen to be one of the first tenants in C7. We're not a manufacturer, but our office space gives us a central base where we can engage with cluster members on a daily basis".

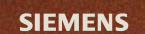
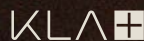
*- Howard Rupprecht, Managing Director,
CSconnected Ltd.*

With its advanced specification and position at the heart of the cluster, C7 is designed to further strengthen the region's reputation by welcoming new tenants into a community where shared knowledge, strategic partnerships, and collective ambition drive global impact.

C7 provides more than premium workspace- it delivers direct access to a highly collaborative ecosystem of industry leaders, innovators, and academic partners, tailored to meet the needs of the rapidly evolving semiconductor sector.



"At the heart of the world's first dedicated semiconductor cluster."



BUILDING FACILITIES

C7 has been refurbished to the highest specification to provide a mix of self-contained offices, R&D space and communal areas, offering a versatile and collaborative working environment for occupiers.



20 EV Charging Spaces



148 Parking Spaces



Passenger Lift



Shower Facilities



Cycle Store



Lobby & Lounge



Breakout Space



Meeting & Conference Rooms



R&D space



WC on every floor



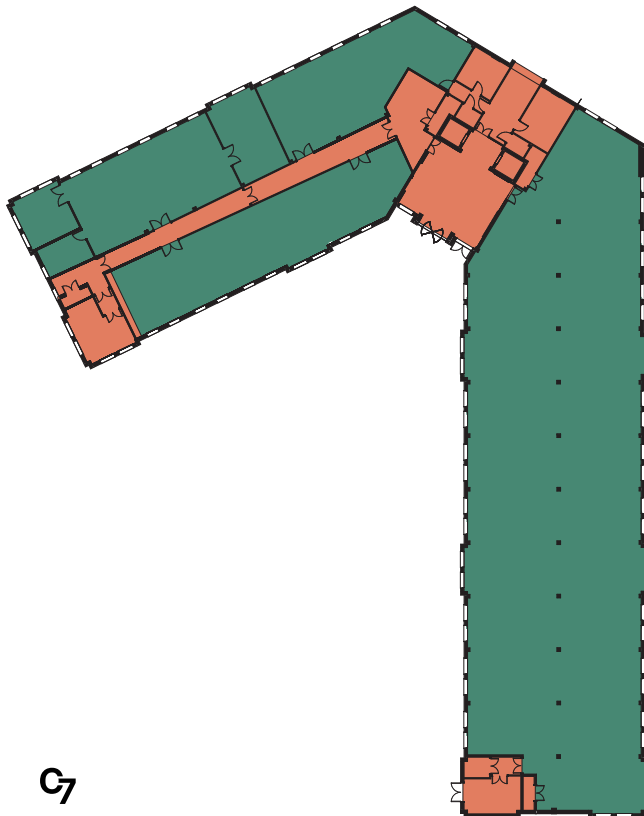
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ACCOMMODATION

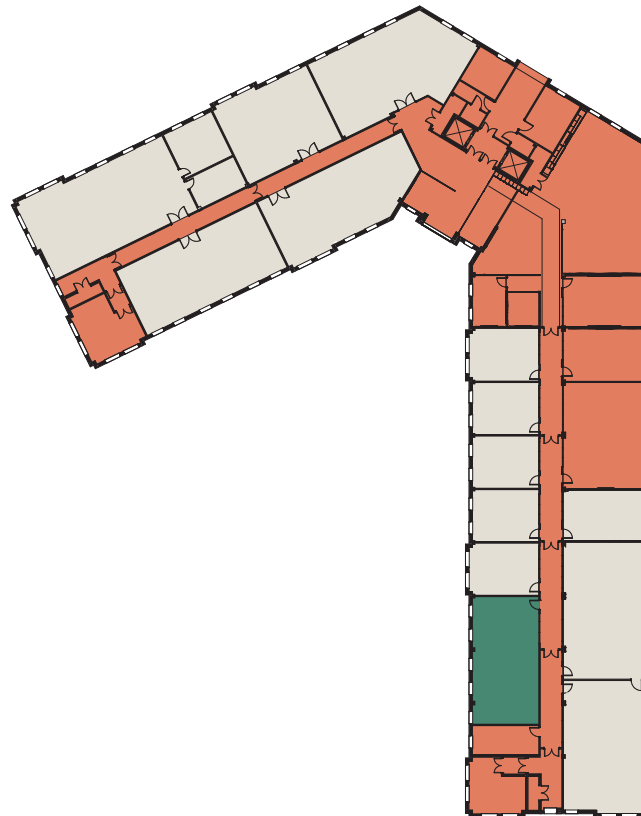
A range of flexible suites are available from 30 sqm to 930 sqm, suitable for office or R&D use (subject to Use Class) and are available for occupation by businesses working within the semiconductor sector.

- Office Space
- Communal Areas
- R&D Space

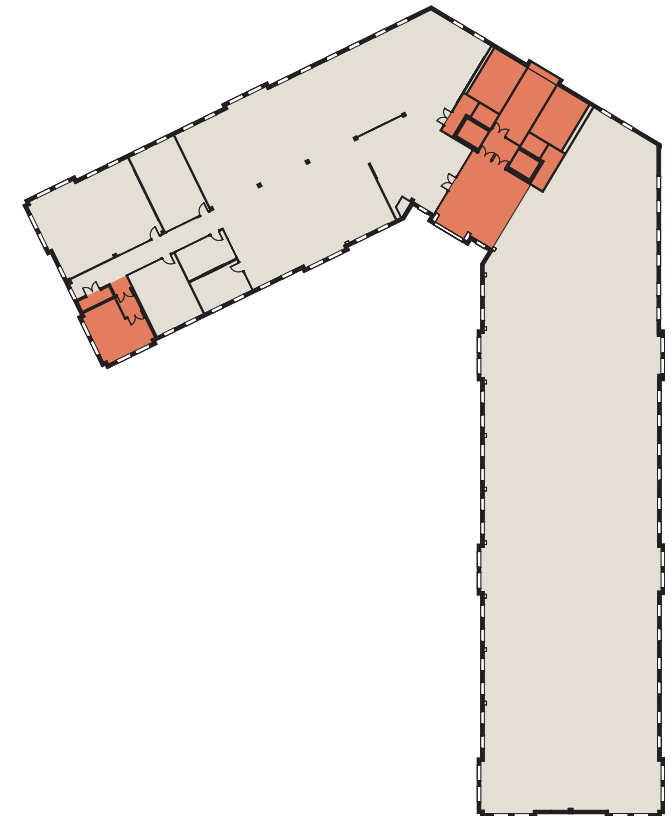
Ground Floor



First Floor



Second Floor



WALES



CARDIFF AIRPORT
20 Miles

BRISTOL AIRPORT
42 Miles

LONDON HEATHROW
132 Miles



CARDIFF CITY CENTRE
8.4 Miles

BRISTOL CITY CENTRE
40 Miles

CENTRAL LONDON
146 Miles



CARDIFF CENTRAL TRAIN STATION
8.4 Miles

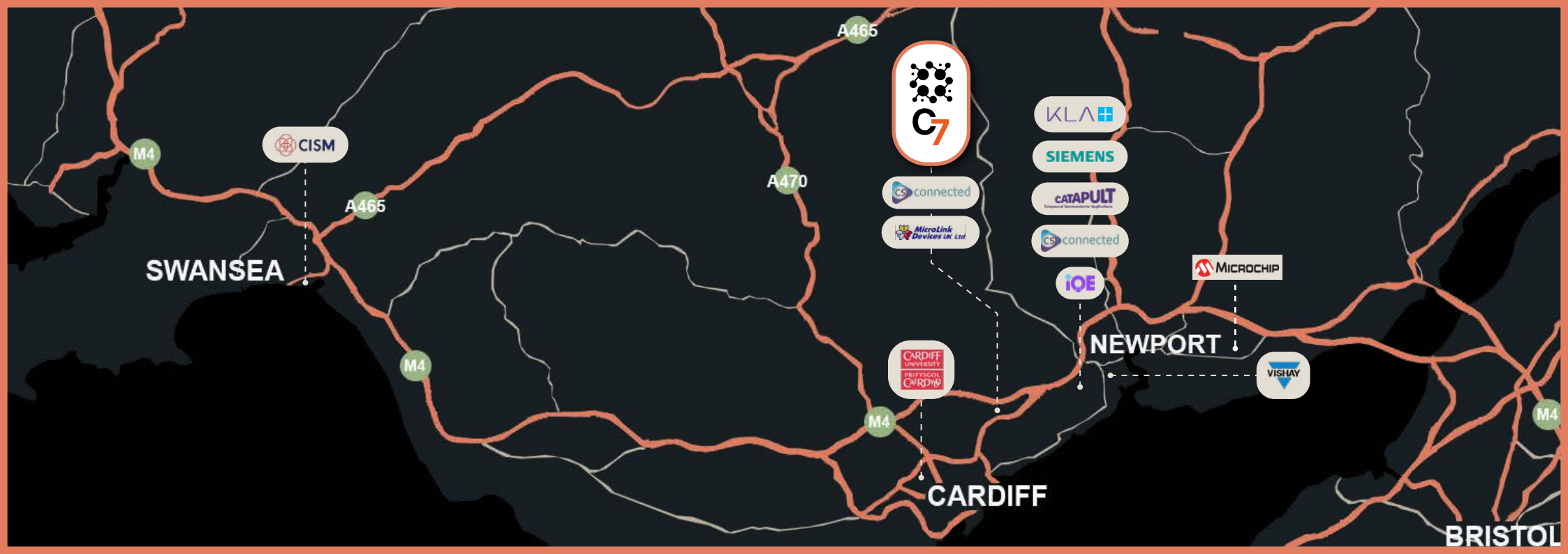
From: Cardiff Central
To: **BRISTOL TEMPLE MEADS**
40 Miles (50mins)

From: Cardiff Central
To: **LONDON PADDINGTON**
146 Miles (1hour51mins)



THE HEART OF THE CLUSTER

Strategically positioned at Cardiff Gate International Business Park, and located on Junction 30 of the M4, C7 offers unrivalled connectivity to partners within the South Wales semiconductor cluster and beyond.



TERMS AND CONDITIONS

TERMS

C7 provides a home for new start-up businesses and larger established companies, and offers a range of workspace sizes that can be let on traditional or short term leases.

RENT

Upon application.

EPC

EPC C (73) -
Subject to improvement following reassessment.

USE

Semiconductor sector related use within Class B1 of the Town and Country Planning (Use Classes) Order 1987.

BUSINESS RATES

Tenants are responsible for payment of all business rates applicable to their demise directly to the Valuation Office Agency.

SERVICE CHARGE

A Service Charge will apply to cover the Landlord's costs of running and maintaining the property and common services. Further details are available on request.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT. VAT will be applicable.



SEMICONDUCTOR AND CLUSTER ENQUIRIES

Via Welsh Government:

ALEX BRICKNELL

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RICHARD SHADDICK

03000 615 549

Richard.Shaddick@gov.wales



Llywodraeth Cymru
Welsh Government

LETTING ENQUIRIES

Viewings strictly by appointment via Savills:

GARY CARVER

07972 000171

GCarver@savills.com

WILL EVANS

07870 999243

Will.Evans@savills.com



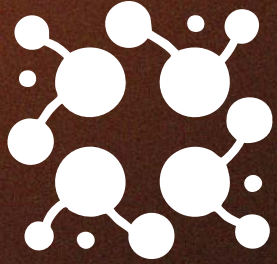
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C7