

TO LET / FOR SALE - OFFICE

PETERSON HOUSE

Malthouse Avenue, Caerdydd, CF23 8GL



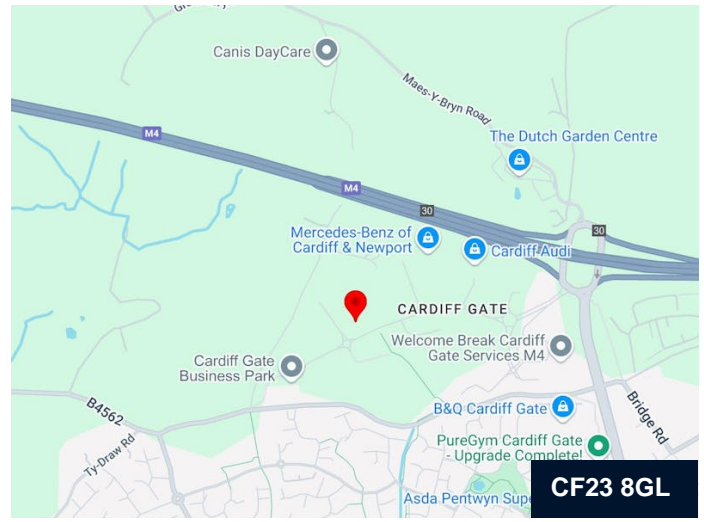
Key Highlights

- 46,469 SQ FT
- Air Conditioning
- Showers and Changing Facilities
- To Let (May Sell)
- 205 Parking Spaces
- Raised Floors
- LED lighting

2 Kingsway
Wales CF10 3FD

savills.co.uk





Description

Peterson House comprises a detached, 3 storey office building built in the early 2000's. It provides high quality accommodation with an excellent car parking provision of 205 car parking spaces (1 per 226 sq. ft). The floorplates provide for maximum flexibility to allow for a range of fit outs.

Location

The property occupies a prominent position on the main estate road through Cardiff Gate Business Park, South Wales' premier business park location, located immediately off J30 of the M4 Motorway. Occupiers already present on the estate include Coca Cola, International Baccalaureate Organisation, Royal College of Nursing, SSE, Mercedes, Audi and Redrow Homes.

On site facilities include an Ibis Hotel, crèche, Regus serviced office centre, a Welcome Break featuring Waitrose, Starbucks, WHSmith and Burger King and a Toby Carvery restaurant and pub (opposite the property). The adjacent Cardiff Gate Retail Park includes an ASDA, McDonalds, Wren Kitchens, Pure Gym and B&Q.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	15,420	1,432.56	Available
1st	16,071	1,493.04	Available
2nd	16,089	1,494.72	Available
Ground - Reception	656	60.94	Available

Contact

Gary Carver

07972000171

gcarver@savills.com

Will Evans

+44 (0) 7870 999243

will.evans@savills.com

Specification

The specification includes:

- Raised Floors
- Air conditioning
- LED Lighting
- 2x Passenger lifts
- Fully carpeted
- Male/Female and disabled WC's
- Kitchen/breakout areas
- Showers/ Changing Areas

Terms

The offices are available to let for a term of years to be agreed.

Consideration will also be given to a sale of the property.

Further details on request.

Business Rates

Rateable Value - £387,500

Rates Payable (24/25) - £217,775

EPC

The property has an A rated EPC.

Viewing

Strictly via Savills or Fletcher Morgan

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 19/02/2025

