

# TO LET/FOR SALE

48,236 SQ FT OFFICE BUILDING

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**



**Peterson House, Cardiff Gate Business Park CF23 8RA**



Sterling House

### Car Parking

There are 205 car parking spaces.

Additional car parking is available at Cardiff Gate Business Park subject to availability on licence basis.

### Public Transport

There is a bus service to Cardiff Gate Retail Park with a 10 minute walk to Cardiff Business Park.

Cardiff City Centre is 15 minutes drive.





## Location

Peterson House is a self contained office building located on Cardiff Gate International Business Park (100 acres) on Junction 30 of the M4. Occupiers on the estate already include a number of leading blue-chip companies.

On site facilities include a **Travelodge Hotel, Creche, Regus Serviced Office, Toby Restaurant and Pub, Waitrose, WH Smith, KFC and Starbucks.**

Cardiff Gate is also home to **Welcome Break Services** which includes Petrol Filling Station and EV Charging Stations.

The adjacent Cardiff Gate Retail Park includes **Asda, McDonalds, Oak Furniture Land, Wren Kitchens, Costa Coffee, DFS, SCS, Bensons for Beds and B&Q.**

## Description

The property is a three storey office building comprising the following:

- Air-conditioning system
- Flexible floor plates suitable for open plan or partitioned space
- Double glazed colour coated aluminium opening windows
- Suspended ceilings with recessed LED lighting
- Male and female / accessible toilets
- 24 hours access
- Fully accessed raised floors
- Passenger lifts
- Shower and changing facilities

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

<b>Ground Floor (small wing)</b>	<b>= 5,029 sq.ft.</b>	<b>  467.64 sq.m.</b>
<b>Ground Floor (large wing)</b>	<b>= 10,391 sq.ft.</b>	<b>  965.41 sq.m.</b>
<b>Ground Floor (reception)</b>	<b>= 656 sq.ft.</b>	<b>  61.00 sq.m.</b>
<b>First Floor</b>	<b>= 16,071 sq.ft.</b>	<b>  1,493.08 sq.m.</b>
<b>Second Floor</b>	<b>= 16,089 sq.ft.</b>	<b>  1,494.78 sq.m.</b>
<b>Total</b>	<b>= 48,236 sq.ft.</b>	<b>  4,481.91 sq.m.</b>

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.515p**  
**Rateable Value = £445,000 | Rates Payable = £229,175**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

Rent / sale terms are available from the agents on application.

## Rent / Purchase Price

On application

## Energy Performance Certificate

A25

## VAT

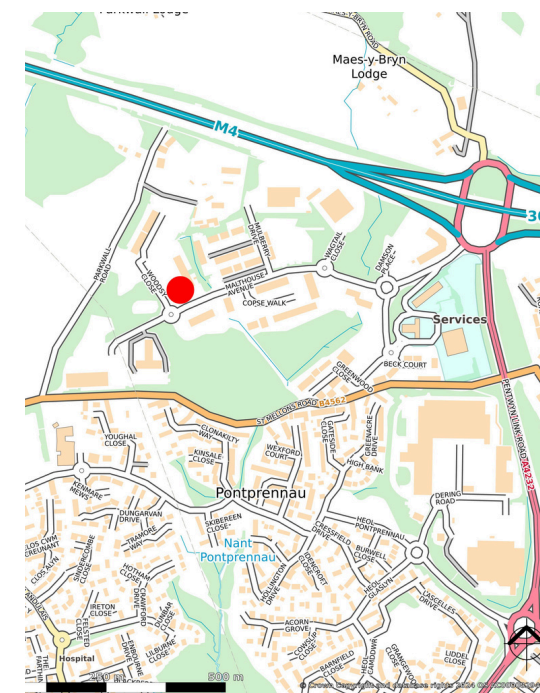
All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## What3Words

rail.crops.cloud



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

**Matthew Jones | John James**

📞 029 2034 7054 | 029 2034 7050

📠 07968 769325 | 07973 121295

🌐 [/MatthewJones](#) | [/JohnJames](#)

✉️ [matthew.jones@fletchermorgan.co.uk](mailto:matthew.jones@fletchermorgan.co.uk)  
[john.james@fletchermorgan.co.uk](mailto:john.james@fletchermorgan.co.uk)

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