

FOR SALE

4,330 SQ. FT. FULL INCOME PRODUCING OFFICE BUILDING
WITH 20 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**



Tuscan House, Cardiff Gate Business Park CF23 8RP



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



Location

Tuscan House is located within Cardiff Gate International Business Park, South Wales Premier Business Park. The Park is strategically located off Junction 30 providing immediate access to the M4 corridor, A4232 and A48. The City Centre is approximately a 10-minute drive from the Park's entrance with further access to Newport, Bridgend and Swansea.

Amenities at the Park include **Travelodge, Waitrose, Starbucks, KFC, Busy Bee Nursery, PFS and Toby Carvery,**

Occupiers at Cardiff Gate already include **Mercedes Benz, Audi, Rhomco and Link Recruitment.** There are a number of leading blue-chip companies located at Cardiff Gate including **Molson Coors and Redrow/Barratt Homes.**

The Park is also home to a diverse range of occupiers including a number of medical & clinical operators such as **First Encounters, David Taylor Optical LTD, UK Hair Transplant Clinic and IPS.**

Description

The property comprises a modern brick built office set over two storeys. The building has been built to a high specification and benefits from the following features:

- Lift
- VRV air cooling/heating system
- Suspended ceiling with recessed lighting, partial spot lights
- Double glazed windows
- Male, female and disabled toilets
- Carpeted and tiled
- Kitchen

Accommodation

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

Ground Floor	= 2,165 sq.ft.	 201.13 sq.m.
First Floor	= 2,165 sq.ft.	 201.13 sq.m.
Total	= 4,330 sq.ft.	 402.26 sq.m.

There are 20 allocated car parking spaces.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = GF £29,250 | FF £28,000
Rates Payable = FF £14,684 | FF £14,056

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

Tenure

The subject property is available freehold with the following leases:

Ground Floor let to Jellyfish Business Solutions Limited
 Company No. 12143673
 Rent £25,000 pa (£11.55 psf)
 5 year FRI lease via service charge from 31st March 2026
 Expiry 30th March 2031
 Tenant Break 31st March 2029 with 6 months notice
 9 Car Parking Spaces

First Floor let to United (North) Living Limited
 Company No. 00545646
 (Now Bree Construction (North) Limited)
 Rent £25,000 pa (£11.55 psf)
 5 year FRI lease via service charge from 9th September 2024
 Expiry 8th September 2029
 Tenant Break 9th September 2027 with 6 months notice
 11 Car Parking Spaces

Price

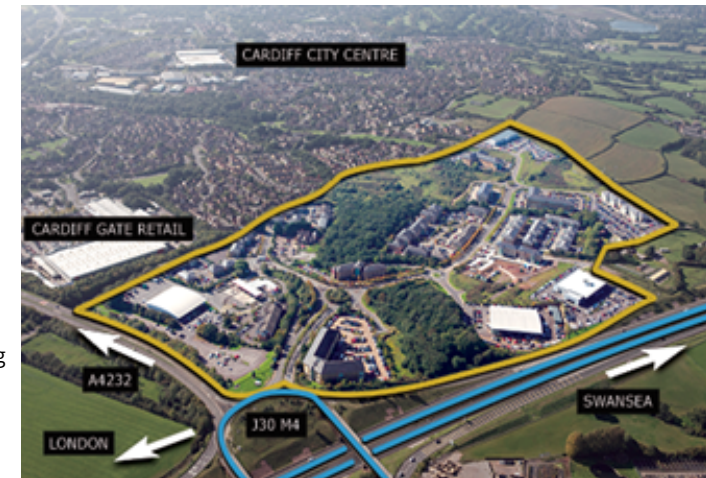
£650,000 plus V.A.T.

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.



Energy Performance Certificate

C68

What3Words

[foru.doo.rs.spell](https://www.what3words.com/foru.doo.rs.spell)

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.

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15/04/2026