

# TO LET

GROUND FLOOR OFFICE SUITE ON PREMIER BUSINESS PARK  
WITH 8 PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 

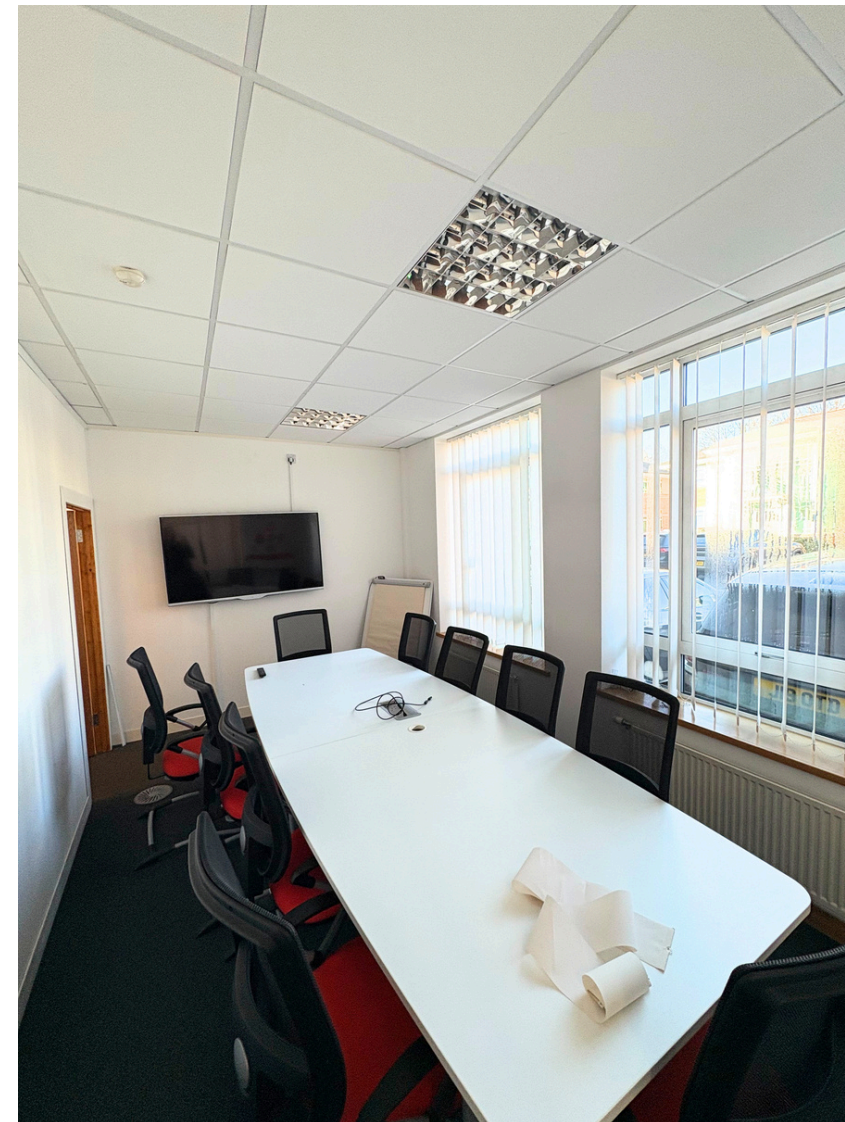


## Fletcher Morgan

Castleton House, 4 Oak Tree Court, Cardiff Gate Business Park CF23 8RS



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

Castleton 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 two storey semi-detached office building is accessed via the communal access door, with a stairwell to first floor. Each floor is a mixture of open plan and cellular offices with male/female toilets. The ground floor accommodation benefits from the following specification:

- Raised access floors
- Suspended ceiling with LED and recessed lighting
- Gas central heating
- Double glazed windows
- Blinds
- Intercom
- Carpeted throughout
- The ground floor has 8 car parking spaces

## Accommodation

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

**Ground Floor = 1,960 sq.ft. | 182.16 sq.m.**

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £26,000 | Rates Payable = £13,052**

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

## Tenure

The property is available on a full repairing and insuring lease on terms to be negotiated.

## Rent

**£25,480 per annum**

## Energy Performance Certificate

On application

## 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

[sits.model.locker](https://www.what3words.com/sits.model.locker)



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**

029 2034 7054

07968 769325

[/MatthewJones](https://www.linkedin.com/company/fletchermorgan)

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

**Fletcher  
Morgan**



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.

11/04/2026