



**FOR SALE / MAY LET**  
28,123 SQ FT (2,612.6 SQ M)

Detached office building with parking

**DUNLEAVY DRIVE, CELTIC GATEWAY BUSINESS PARK, CARDIFF CF11 0SN**

**Situated within Celtic Gateway Business Park, Global Link is located approximately three miles south-west of Cardiff City Centre in a prominent location with immediate access to the A4232, linking to J33 of the M4 motorway.**

Cardiff Bay has witnessed much activity in recent years and is now firmly established as a popular business, residential and leisure location, with a range of high profile companies, retailers, hotels, restaurants and leisure activities.

Cardiff Bay Retail Park is within a short walk, providing a host of high street retailers. The Cardiff International Sports Village is in close proximity and home to Cardiff International Pool, White Water and Indoor Surfing Centre and the new Ice Arena Wales.

There are regular bus services linking the Cardiff Bay Retail Park and the International Sports Village with Mermaid Quay and the city centre.



**Cardiff is the principal office market within South Wales and is one of the major UK regional centres.**

The Cardiff office market dynamics are particularly strong at present. High profile developments have added new landmark Grade A buildings, while a number of secondary offices have been converted to alternative use and removed from the supply chain. Annual take-up has been consistently higher than the long-term average and exceeded other UK regional centres, which has boosted rental growth.



The limited availability of office space and in particular a shortage of high quality accommodation in Cardiff is hardening incentive packages. This trend along with the current initiatives being undertaken to improve the economic profile and infrastructure of Cardiff, and the discount between it and other major regional centres, is helping to drive rental growth.



**Global Link comprises a modern, detached, three storey building providing office accommodation over ground, first and second floors.**

The property is of steel frame construction, having composite panels and glazed elevations all beneath a curved profiled metal sheet clad roof structure.

The property is designed to provide headquarters accommodation or can accommodate multiple occupation on a floor by floor basis.

Each floor offers an open plan layout and benefits from the following specification:

- Raised access floors
- Air conditioning
- Suspended ceilings with inset fluorescent strip lights
- WC facilities on each floor
- Two 10 person passenger lifts



## ACCOMMODATION

The offices are arranged over ground, first and second floors comprising the following net internal areas:

Area	Sq M	Sq Ft
Ground	828.4	8,917
First	892.1	9,603
Second	892.1	9,603
<b>TOTAL</b>	<b>2,612.6</b>	<b>28,123</b>

\* areas are approximate and subject to measurement in accordance with the RICS Code of Measuring Practice (6th Edition)

## TERMS

The freehold interest is available for sale. The offices are available on a new lease for a term to be agreed and consideration will be given to lettings of part. Pricing and lease terms are available on request.

## BUSINESS RATES

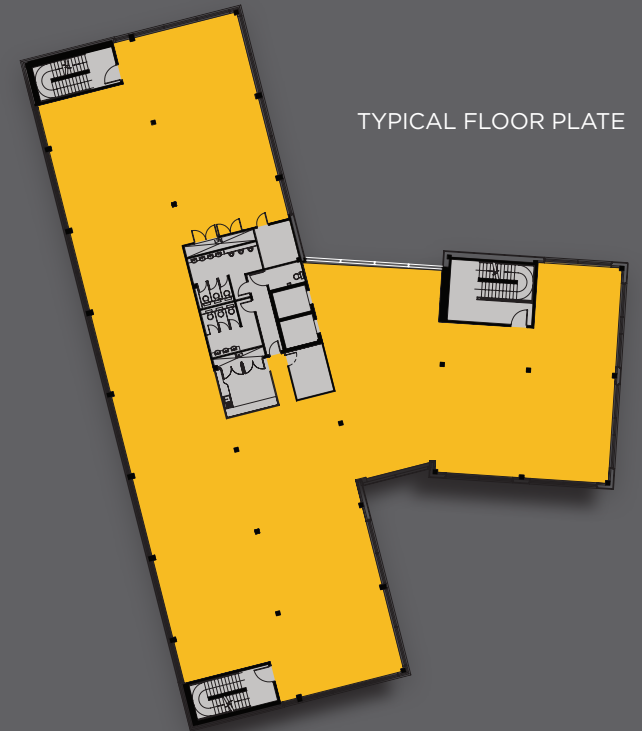
The property has been assessed (2017 valuation) with a rateable value of £340,000 equating to a rates payable of £6.21 per sq ft for 2018/19.

## EPC

The property has been assessed for energy performance with a rating of C(68).

## VAT

The property is elected for VAT that will be payable on the rent or the purchase price.



TYPICAL FLOOR PLATE



**113 CAR PARK SPACES**  
**RATIO 1:249 SQ FT**



## TENURE

Freehold.



**10 PERSON**  
**LIFTSX2**



**2.7M**  
**CEILING HEIGHT**



**IKEA, CARDIFF BAY RETAIL PARK** AND A NEW RETAIL DEVELOPMENT ON DUNLEAVY DRIVE ITSELF ARE WITHIN A SHORT WALK. RETAILERS ON THE PARK INCLUDE **ASDA, BOOTS, MCDONALDS, MAJESTIC, GREGGS, COSTA AND STARBUCKS** NEARBY BUSINESS OCCUPIERS INCLUDE **WILLMOTT DIXON, CARDIFF COUNCIL, NUFFIELD HEALTH, AND NFU MUTUAL.**

- 1 Austin Smith Lord
- 2 Nuffield Health
- 3 Cardiff Council
- 4 Harvester
- 5 Willmott Dixon
- 6 NFU
- 7 Morrisons
- 8 Fit4Less Gym
- 9 Starbucks Coffee
- 10 Papa Johns  
Magestic Wines
- 11 Nursery
- 12 Frankie & Bennys
- 13 Cedar Tree Farm
- 14 Aldi
- 15 Asda
- 16 McDonalds
- 17 JD Sports  
Blacks  
Sports Direct  
Boots  
Argos
- 18 Pizza Hut
- 19 IKEA
- 20 BT Data Centre

**FURTHER INFORMATION**  
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**GLOBAL**LINK

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