

TO LET.

3 Alexandra Gate, Ffordd Pengam, Cardiff, CF24 2UD

Refurbished Offices 2,496 – 16,292 sq ft

## Description.

The subject property comprises a detached 3 storey office building, one of three buildings forming the Alexandra Gate development.

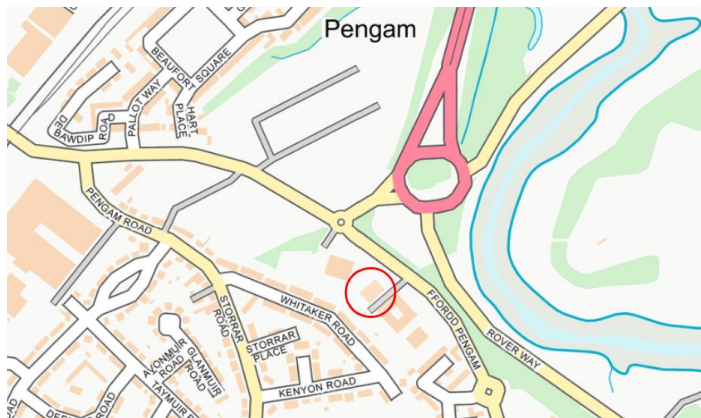
The building offers good quality, modern, refurbished office space with predominantly open plan floorplates that benefit from a range of internal meeting rooms, kitchen and break out areas and glazed partitioning.

The office accommodation is arranged over ground, 1<sup>st</sup> and 2<sup>nd</sup> floors.

## Accommodation.

Area	Sq Ft	Sq M
Ground Floor	5,457	507.0
First Floor	2, 616 - 5,415	243.0 – 503.1
Second Floor	5,420	503.5
<b>TOTAL</b>	<b>16,292</b>	<b>1,513.6</b>

The above net internal floor areas are approximate and subject to measurement in accordance with the latest RICS guidelines.



## Location.

3 Alexandra Gate is located within the Alexandra Gate office development, situated on Ffordd Pengam, immediately off Rover Way. The property provides easy arterial access to Cardiff city centre (approximately 2 miles) via Rover Way or Newport Road. The M4 Motorway at J30 is approximately 4 miles from the property, via the A48. The area also benefits from regular bus services.

The property benefits from a number of amenities in close proximity including a Tesco Superstore and Petrol Filling Station, Lifestyle Fitness Gym, TGI Fridays Restaurant and Aldi.

## Specification.

- Suspended Ceilings
- LED lighting
- Comfort Heating & Cooling
- Part fitted
- High quality fit out
- Kitchen and break out areas
- Glazed meeting rooms
- Generous on site parking



## Availability.

The property offers office suites across a range of sizes from 2,500 sq ft (232.5 sq m) and is available on a Cat A or fully managed basis. Please contact the agents for the latest opportunities.

## Lease Terms.

The property is available on a new Effective Full Repairing and Insuring (FRI) lease for a term to be determined. Rent on Application.

## Car Parking.

The property benefits from excellent onsite parking, at a ratio of 1:200.

## EPC.

Energy Performance Certificate Asset Rating 'C' (68). A copy of the certificate is available upon request.

## VAT.

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate

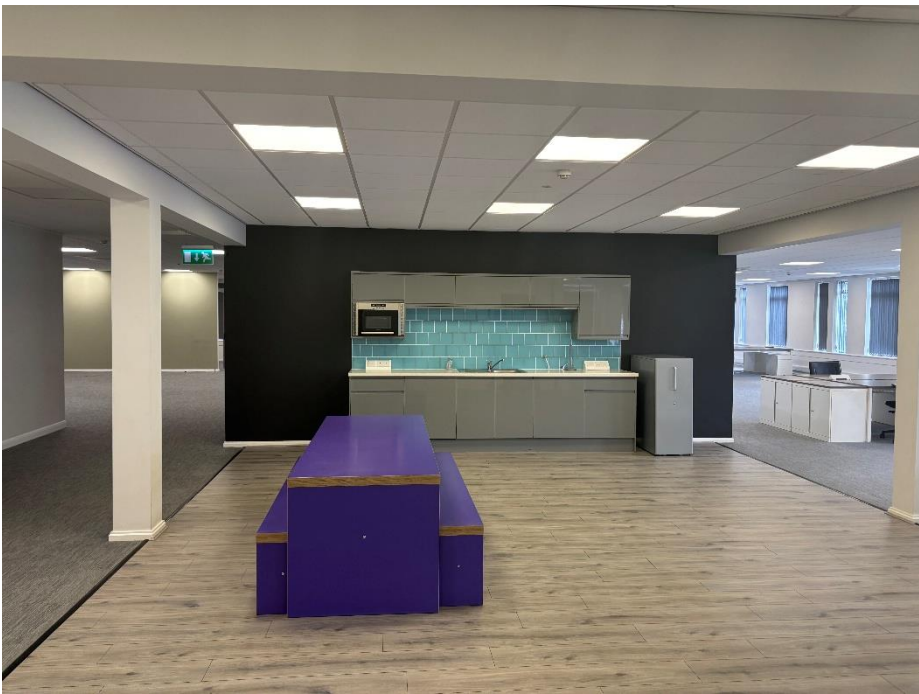
## Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

## Business Rates.

The tenant is responsible for the payment of business rates.





# Contact.

For further information, or to arrange a viewing, please contact the agents.



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## SUBJECT TO CONTRACT

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Particulars dated February 2026. Photographs dated July 2024 & January 2026.

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