

OFFICE, SERVICED OFFICE TO LET

St Mellons Business Park

Cardiff, CF3 0LT



Key Highlights

- Suites available from 150 sq ft up to 1,650 sq ft
- Available on flexible terms
- On-site car parking facilities
- Very accessible

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

Anda House comprises a modern, semi-detached office building set over two floors in an attractive landscaped setting. The property has recently been extensively refurbished throughout and provides a mix of open plan and partitioned office space. The property benefits from the following specification:

- Suspended ceilings with recessed LED lighting
- High quality partitioning
- Comfort cooling throughout
- Independent kitchen at ground and first floor level
- Full DDA Compliancy
- Passenger lift
- Shower facilities

ACCOMMODATION

The accommodation comprises of the following

FLOOR AREA	SQ FT	SQ M
Ground - Suite 8	1,650	153
TOTAL	1,650	153

LOCATION

The property is located on St Mellons Business Park and within close proximity to the new proposed Cardiff Parkway Railway Station. The proposed new facility will reduce travel time to Cardiff Central Station to 10 minutes and will provide links to the wider South Wales Region.

The property also benefits from being well located just 8 miles east of Cardiff city centre and 7 miles west of Newport. The property is easily accessed by road with J28 and J30 of the M4 Motorway just 4.8 and 3.0 miles to the north respectively.



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VIEWINGS

Via Savills.

SERVICE CHARGE

A building service charge will apply. Further details on request.

BUSINESS RATES

Rates Payable: £6 per sq ft Where applicable
EPC: C (56)

PARKING

The property benefits from a generous allocation of parking.

EPC

C - 56

LEASE TERMS

A new lease for a term to be agreed. Rent on application.

CONTACTS

For further information please contact:

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