



Unit 5 St. Mellons Business Park

Fortran Road, St Mellons, Cardiff, CF3 0EY

**For Sale / To Let: Two storey
HQ building, with internal
courtyard.**

11,250 to 22,500 sq ft
(1,045.16 to 2,090.32 sq m)

- Purchase opportunity
- Prominent location at entrance to the estate
- Generous car parking
- Raised floors
- AC
- Landscaped central courtyard
- Passenger lift

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Summary

Available Size	11,250 to 22,500 sq ft
Rates Payable	£3.33 per sq ft
Rateable Value	£140,000
Service Charge	A service charge will be payable if the building is multi-let.
Car Parking	Approximately 80 spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.13 per sq ft A charge will be payable for the upkeep and maintenance of the common areas on the estate.
EPC Rating	E (109)

To Let:

£12 psf

Description

A two storey office building of steel frame construction with brick elevations and double-glazed aluminium framed windows, with generous car parking.

The roof is clad in profiled metal sheeting. One corner of the building provides a hexagonal shaped, floor to ceiling glazed entrance lobby.

The property provides mainly open plan office accommodation with some existing stud partitioned office rooms.

The specification includes: Suspended ceilings, raised floors, passenger lift, kitchen and breakout facilities, recessed lighting, AC, internal courtyard. The property is DDA compliant.

Location

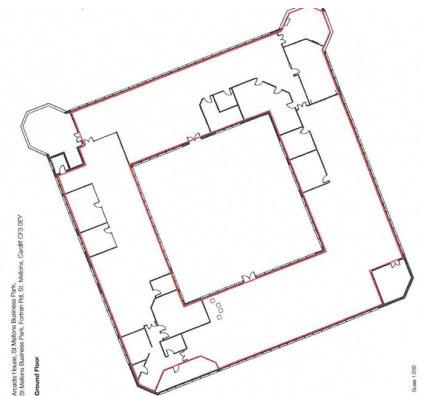
The business park is situated just off the A48, providing dual carriageway access into Cardiff city centre (6 miles) and Newport city centre (8 miles).

Junctions 30 and 28 of the M4 Motorway are 3 & 4 miles to the west and east respectively. Nearby amenities include St Mellons Golf & Country Club, the Heron Marsh Public House and St Mellons District Centre which includes a Tesco Supermarket.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	11,250	1,045.16	Available
1st	11,250	1,045.16	Available
Total	22,500	2,090.32	



Viewing & Further Information



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