

TO LET / FOR SALE

**UNIT 5
ST MELLONS BUSINESS PARK
FORTTRAN ROAD
ST MELLONS
CARDIFF
CF3 0EY**



11,250 – 22,500 SQ FT / 1,045.16 TO 2,090.32 SQ M

- Detached HQ style building on established business park
- Prominent location at the entrance to the park
- Generous car parking
- Glazed reception area
- Central courtyard
- Kitchen and breakout facilities
- Two floors of essentially open plan office accommodation, available as a building or as a single floor
- Raised floors
- Suspended ceilings
- Air conditioning
- Passenger lift / disabled access

GET IN TOUCH

0121 228 0000

pallmallestates.co.uk

**AVISON
YOUNG**

07793 269442

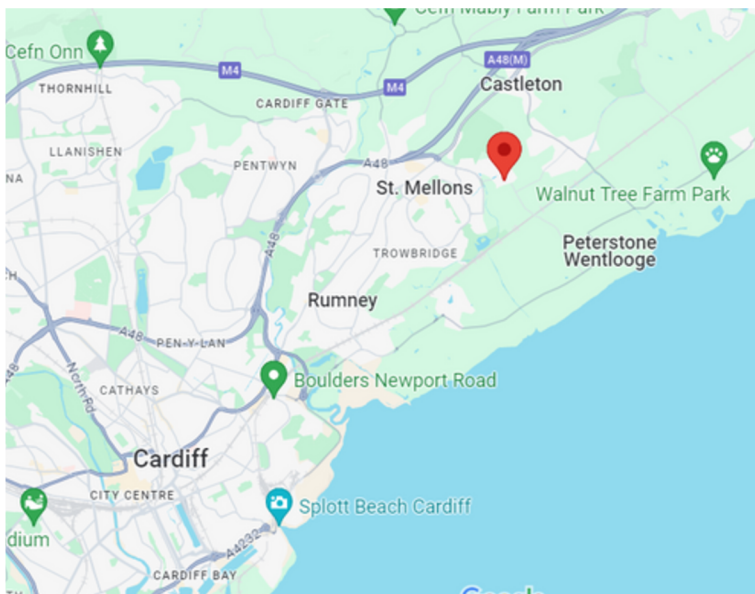
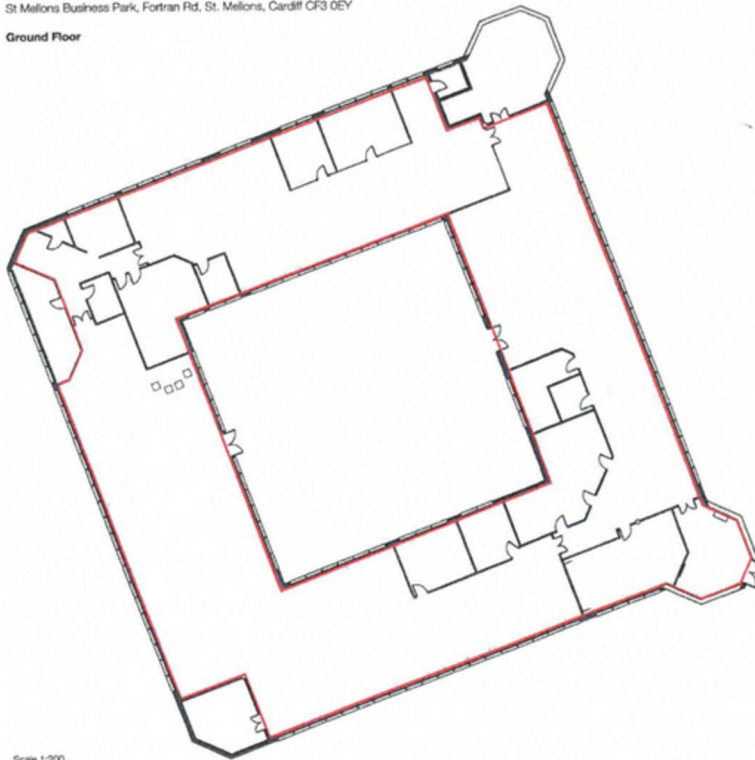
Cooke & Arkwright

029 20 346346

www.coark.com

Arcade House, St Mellons Business Park,
St Mellons Business Park, Fortran Rd, St. Mellons, Cardiff CF3 0EY

Ground Floor



LOCATION

- M4 junction 30 approx 3 miles West
- M4 junction 28 approx 4 miles East
- Cardiff
- Nearby amenities include:
 - St Mellons golf and country club
 - St Mellons District Centre (including Tesco supermarket)
 - The Heron Marsh public house and restaurant
 - The Celtic Manor, a reknowned 5 star hotel, conference and golf resort approx. 15 minutes drive / 11 miles distance

DESCRIPTION

Two storey self-contained HQ styled office building with floor to ceiling glazed lobby, central courtyard and generous car parking

Suitable for alternative uses (subject to planning).

ENERGY PERFORMANCE RATING

Rating E (109).

BUSINESS RATES

£140,000 – rates payable £76,440 year ending April 25.

ESTATE CHARGE

An estate charge is levied to cover the maintenance and upkeep of the common areas on the estate.

FLOOR AREAS

Ground floor	11,250 sq ft	1045.16 sq m
First floor	11,250 sq ft	1045.16 sq m
Total	22,500 sq ft	2090.32

VIEWING

Arrange a viewing with one of our property team using the contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

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