

TO LET

230 TO 3,000 PLUS SQ. FT. OFFICE ACCOMMODATION WITH CAR PARKING

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 

**Flexible Licences
and Leases**

**Fletcher
Morgan**



Anda House, St Mellons Business Park, Cardiff CF3 0LT

Location

Anda House is situated in an established office location on St Mellons Business Park, approximately 6.4 km (4 miles) to the east of Cardiff City Centre.

The business park itself is situated just off the A48, which provides dual carriageway access direct into Cardiff city centre (6 miles to the west) and Newport city centre (8 miles to the east). Junctions 30 and 28 of the M4 Motorway are also within a short drive.

The park is short distance from the proposed Cardiff Parkway scheme, a 176-acre site with the hope of developing Cardiff Parkway train station and further infrastructure.

Description

The two storey office building is accessed via the communal access door. Good quality refurbished offices with parking. The following suites are available all with access to the communal breakout space, kitchen, meeting room and WCs.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

GF Front Suite:	= 423 sq.ft.	 39.30 sq.m.
Suite 1	= 295 sq.ft.	 27.22 sq.m.
Suite 2	= 217 sq.ft.	 20.16 sq.m.
Suite 3	= 126 sq.ft.	 11.70 sq.m.
Suite 4	= 126 sq.ft.	 11.70 sq.m.
Suite 5	= 208 sq.ft.	 19.32 sq.m.
Suite 6	= 150 sq.ft.	 13.95 sq.m.
Suite 7		

GF Rear Suite 2	= Let
FF Front Suite	= 2,325 sq.ft. (can be subdivided)
FF Rear Suite	= Let

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

Flexible licences and leases available on a fully managed basis.

Rent

On application

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

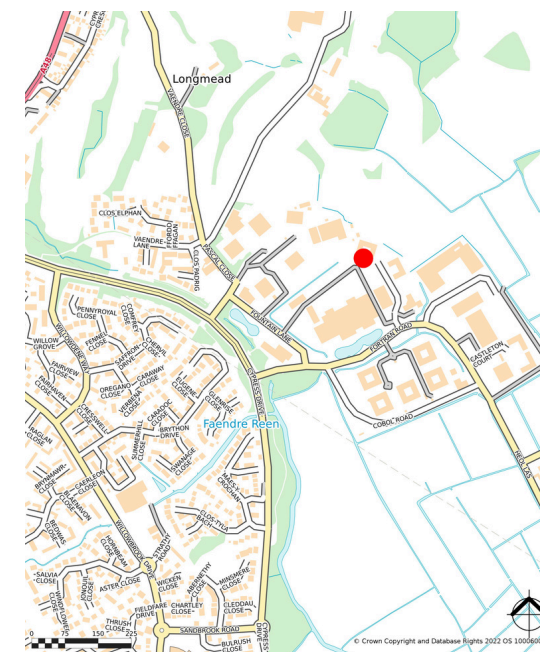
Each party is to bear their own legal and professional costs incurred in the transaction.

Energy Performance Certificate

D97

What3Words

supper.desk.nets



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.



CONTACT

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