



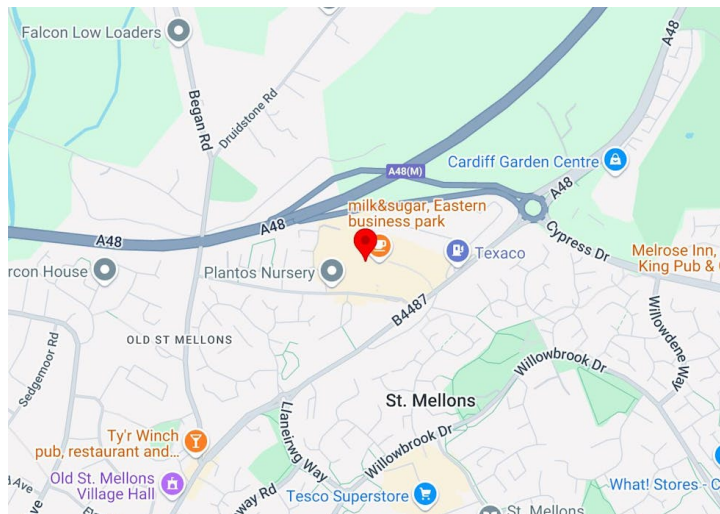
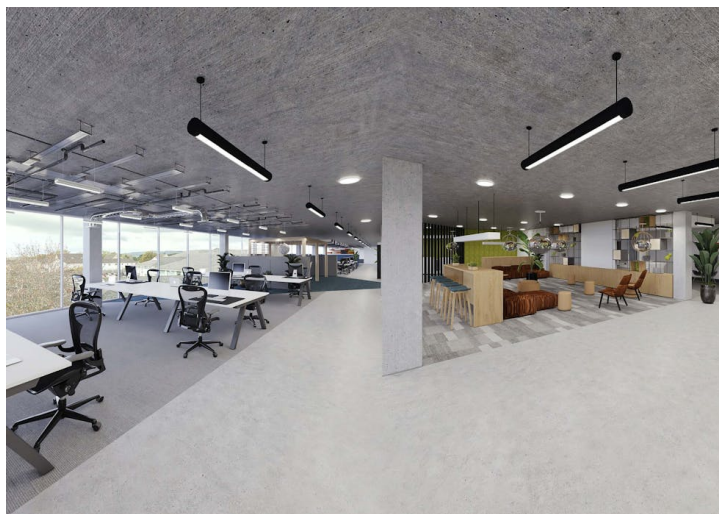
Office To Let, Cardiff

- On-Site Restaurant
- Gym
- Indoor Cycle Store
- Barber and Beauty Salon
- On-Site Crèche
- Changing Rooms and Shower Facilities
- Broadband
- Free Wifi In All Communal Areas

Building 1 Eastern Business Park

Wern Fawr Lane, Old St Mellons, Cardiff, CF3 5EA

AVISON
YOUNG



Summary

Available Size	1,500 to 70,000 sq ft / 139.35 to 6,503.21 sq m
Rent	£13.50 - £15.50 per sq ft
Business Rates	Upon Enquiry
EPC	C

Property Highlights

Eastern Business Park is undergoing a significant transformation, creating a one stop shop for employees requiring high-powered, superfast Wi-Fi with the facilities of a city centre location and the added employer benefit of parking.

With small suites of less than 4,000 sq ft through to a single floor plate of up to 40,000 sq ft available we can offer flexibility to any occupier looking for modern office space in a campus style environment.

A new state of the art Énergie Fitness Gym is open and accompanies the recently refurbished restaurant.

Cycling to work is encouraged with internal cycle racks, a drying room and dedicated shower and changing facilities also available on the ground floor of the building. Eastern Business Park is undergoing a significant transformation, creating a one stop shop for employees requiring high-powered, superfast Wi-Fi with the facilities of a city centre location and the added employer benefit of parking.

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Location

Located in St Mellons on the eastern outskirts of Cardiff, the building benefits from excellent access to the M4 motorway via J28 (eastbound) and J30 (westbound), approximately 5 miles and 2 1/2 miles respectively.

The park is situated 5 1/2 miles to the north east of the city centre on the main Cardiff/Newport bus route (A48M), with regular services from the front of the park.

The new restaurant and collaborative workspace extends to over 4,000 sq ft, with internal and alfresco seating. The restaurant offers a widespread selection of healthy food and drink options with break out space to spend time away from the desk to relax, think, work or meet with colleagues and clients.

Specification

Exposed Services Suspended Ceilings Full Height Glazing VRF Air Conditioning Raised Access Floors Recessed ED Lighting Passenger Lifts Disabled Access & Facilities Card Entry Access Concierge Reception Plug In and Play Superfast Secure Broadband 24 Hour Security 900 Car Parking Spaces

