

To let



Anda House

St Mellons Business Park, Cardiff, CF3 0LT

**Highly Competitive Terms,
ideal for the 'budget conscious'**

Flexible licences and leases

Various office suites
c.230 to 3,000 plus sq. ft.

New LED lights throughout

New carpets

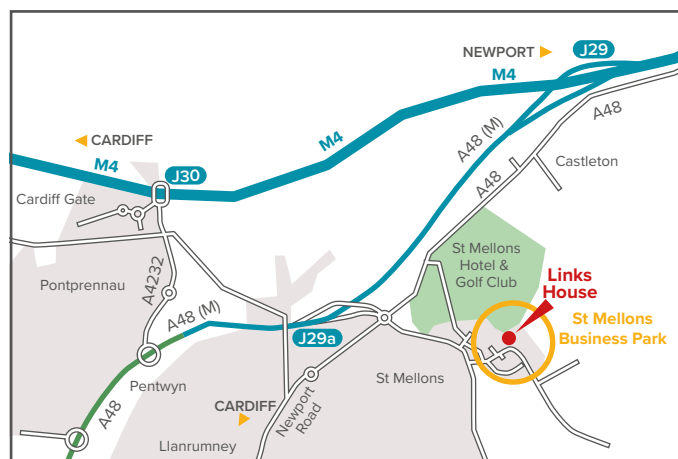
Good quality office accommodation





Location

Anda House is situated just off Fortran Road on the St Mellons Business Park. The estate is close to the A48 (M4), which provides direct access to Cardiff city centre (6 miles west) and Newport city centre (8 miles east). It is also within a short drive of the M4 motorway at junction 30.



Rent/Terms

A range of options are available. Further details available on request.

EPC

The property has an EPC of D(97).

Parking

There is on site parking available. Further details on request.

Availability

The following suites are available all with access to the communal breakout space, kitchen, meeting room and WCs.

GF Front Suite 1 – c. 2,000 sq. ft.
comprising the following rooms:

Suite 1	423 sq. ft.
Suite 2	295 sq. ft.
Suite 3	217 sq. ft.
Suite 4	126 sq. ft.
Suite 5	126 sq. ft.
Suite 6	208 sq. ft.
Suite 7	150 sq. ft.

GF Rear Suite 2 – Let

FF Front Suite – 2,325 sq. ft. (can be subdivided)

FF Rear Suite – Let

Indicative floor layout plans are overleaf.

Broadband

Live broadband immediately available, with a good quality fast/secure fibre connection.

Further Information

For further information, please contact our agents.

Gary Carver

E: gcarver@savills.com
T: +44 (0)29 2036 8963
M: +44 (0)7972 000 171

Sam Middlemiss

E: smiddlemiss@savills.com
T: +44 (0)29 2036 8962
M: +44 (0)7870 999243

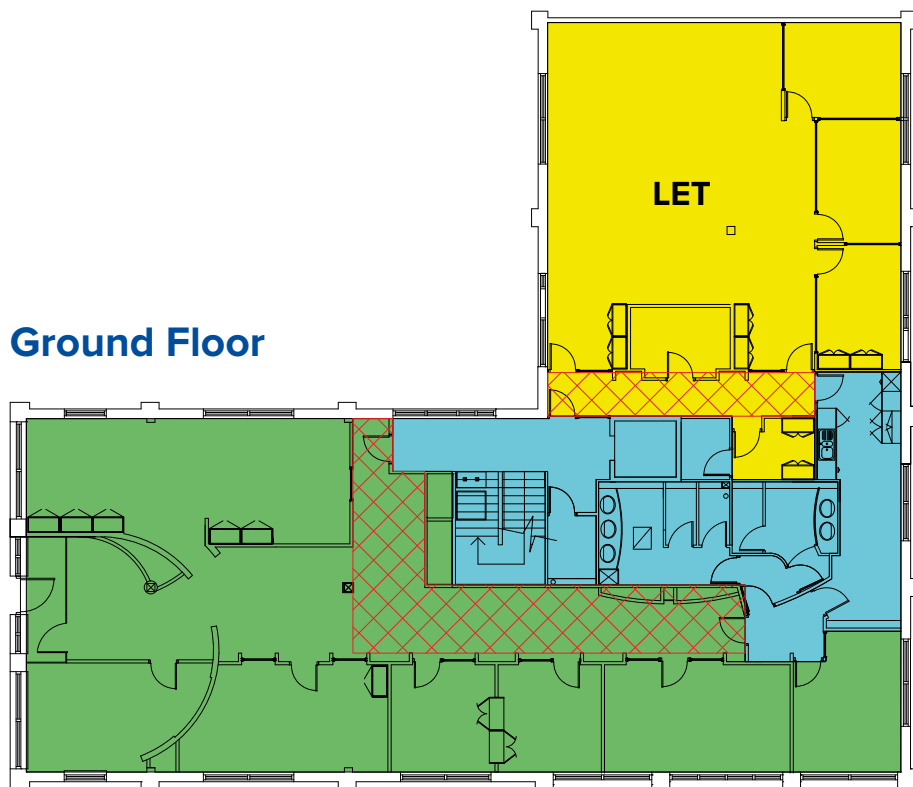




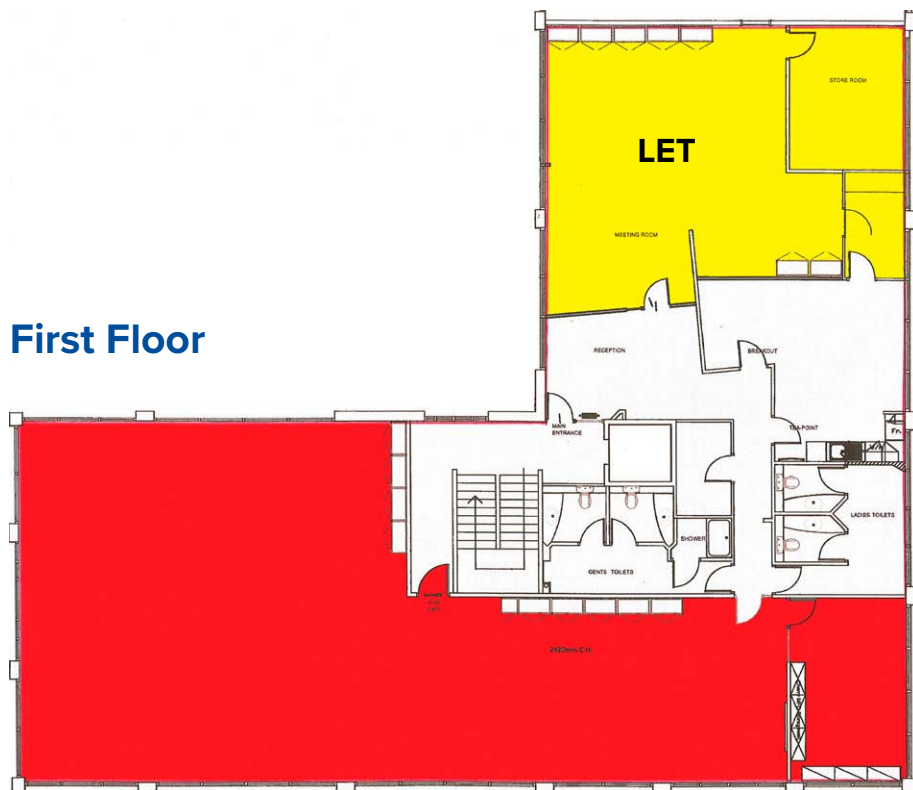
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Ground Floor



First Floor



WCR
PROPERTY

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