

ST MELLONS • CARDIFF



- On-site management
- Restaurant
- Conference centre
- Meeting rooms for hire
- Fitness suite
- Childrens nursery
- Multi-storey car park

High quality offices with flexibility and potential for expansion

Location

St Mellons is an established out of town office location on the eastern outskirts of Cardiff and benefits from excellent arterial access just off the A48.

The M4 is easily accessible within a short drive via J28 (eastbound) and J30 (westbound) approximately 5 miles and 3 miles respectively.

Nearby facilities include St Mellons Golf and Country Club and St Mellons District Shopping Centre (including a Tesco supermarket).

Quality offices with all the benefits

- A variety of space options from 1,000 ft² (93 m²) upwards. See schedule of availability attached.
- Flexible leases
- Competitive rents
- On-site facilities include:-
 - Restaurant
 - Fitness suite
 - Conference facility
 - Meeting Rooms
 - Childrens nursery
 - Multi-storey car park
 - Archive storage
- Excellent car parking
- Good bus links with services every 20 minutes at peak hours from on-site bus stop
- 24 hour access and security
- Disabled facilities
- Immediate access to Junctions 28,29 & 29a of the M4
- On-site management



Car Parking

The business park is able to offer an excellent car parking provision with approximately 800 on-site spaces, including a three level decked car park.

Grants

Eastern Business Park falls within a Tier 2 Grant Assisted Area which may entitle qualifying occupiers to substantial incentives. Further details on request.

Demographics

A population of circa 1.5 million is within a 45 minute drive-time of Eastern Business Park, providing a readily accessible, highly skilled workforce.

Access

To complement the excellent on-site parking, the site is located on the main Cardiff to Newport bus route with services every 20 minutes at peak hours.



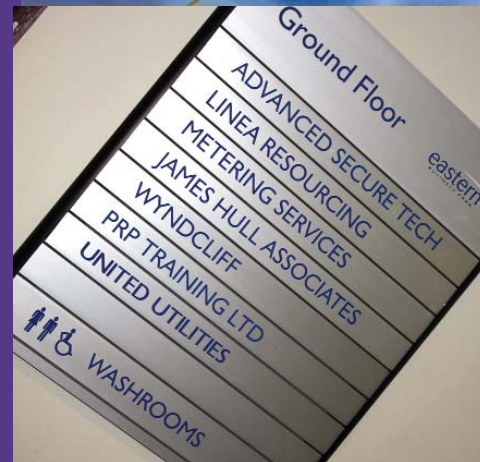


Existing Occupiers at Eastern Business Park

- Carillion Construction Ltd
- Dwr Cymru Welsh Water
- E-on UK Plc
- Guide Dogs for the Blind
- Independent Police Complaints Commission
- Laing O'Rourke
- Logica CMG UK Ltd
- Ordnance Survey
- SSE Services Plc
- Taylor Woodrow
- Thames Water Plc
- Ubiquity Software

Other occupiers nearby

- Environment Agency
- Hazel Carr
- Hyder Consulting
- IQE
- Lloyds TSB
- T2 Business Solutions
- Vodafone



Eastern Business Park is managed by Urban & Regional Property Services Limited (URPS), a subsidiary of the Robert Hitchens Group.

URPS manages approximately 2m sq.ft. of commercial space throughout the South West, South Wales and the Midlands.

The dedicated management team at Eastern Business Park provides a comprehensive range of services to all tenants.



Viewing by appointment with the sole agent:



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Creating Property Solutions



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