

Newly Refurbished



Abacus House

St Mellons Business Park, Cardiff CF3 0LT
2,082 sq m (22,415 sq ft)

To Let

- // Detached Office Building
- // Landscaped Central Courtyard
- // Generous Car Parking
- // Air Conditioning
- // Close to A48 & M4
- // Can be Split

Location

Abacus House forms part of the established St Mellons Business Park, which was one of the first Business Park developments built in Cardiff. Occupiers on the park include Lloyds Bank, Dwr Cymru and Natural Resources Wales.

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.

Description

Abacus House comprises a two storey, detached office building with the floors set around an attractive central landscaped courtyard. Each floor provides predominantly open plan accommodation together with male, female and disabled wc facilities.

Access is via dedicated reception at ground floor level, or alternatively, via a smaller alternative entrance.

Specification

- // Carpets throughout
- // Perimeter trunking
- // Suspended ceilings
- // Recessed lighting
- // Air conditioning
- // Passenger lift

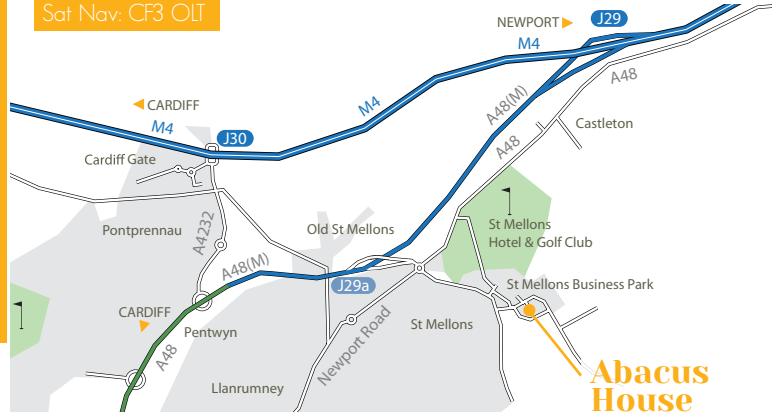
Accommodation

	Sq m	Sq Ft
Ground Floor	1,048	11,275
First Floor	1,035	11,140
TOTAL	2,082	22,415

The building is available as a whole or floor by floor with each floor capable of having it's own dedicated entrance.

Car Parking

64 car parking spaces are allocated to the building, a ratio of approximately 1 space per 350 sq ft.

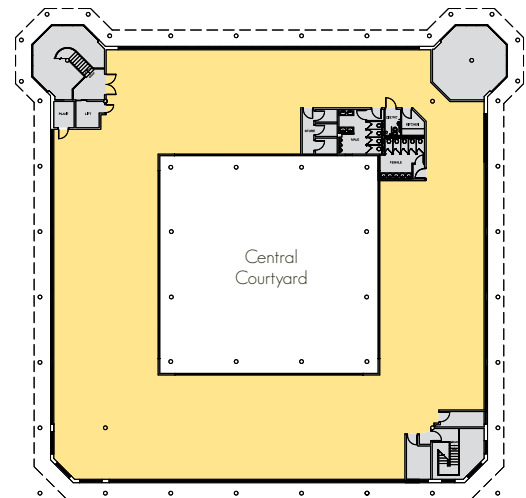


Lease Terms

A new lease is available for a term to be agreed.

Service Charge

Further details are available on application.



Typical Floor Plan





Rates

Rateable Value (2010): £280,000.
Rates Payable (2015/16): £134,960

EPC

The property has an energy performance efficiency rating of 67 (C rating)

Viewing

For further information and to arrange an inspection, please contact the Joint Agents:

Gary Carver
029 2036 8963

Owen Young
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Tom Larkin
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