



M4



**QUADRANT  
HOUSE**

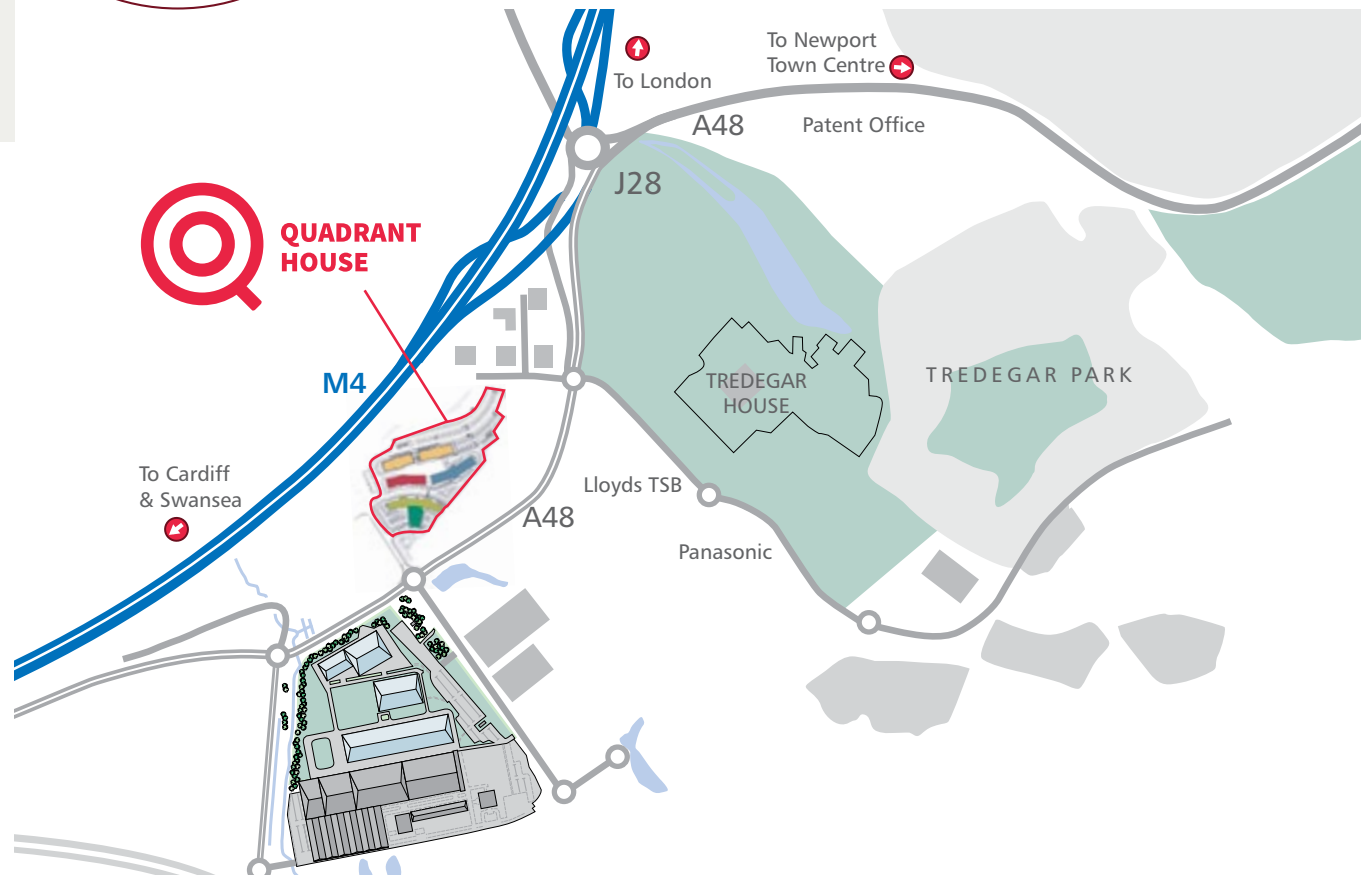
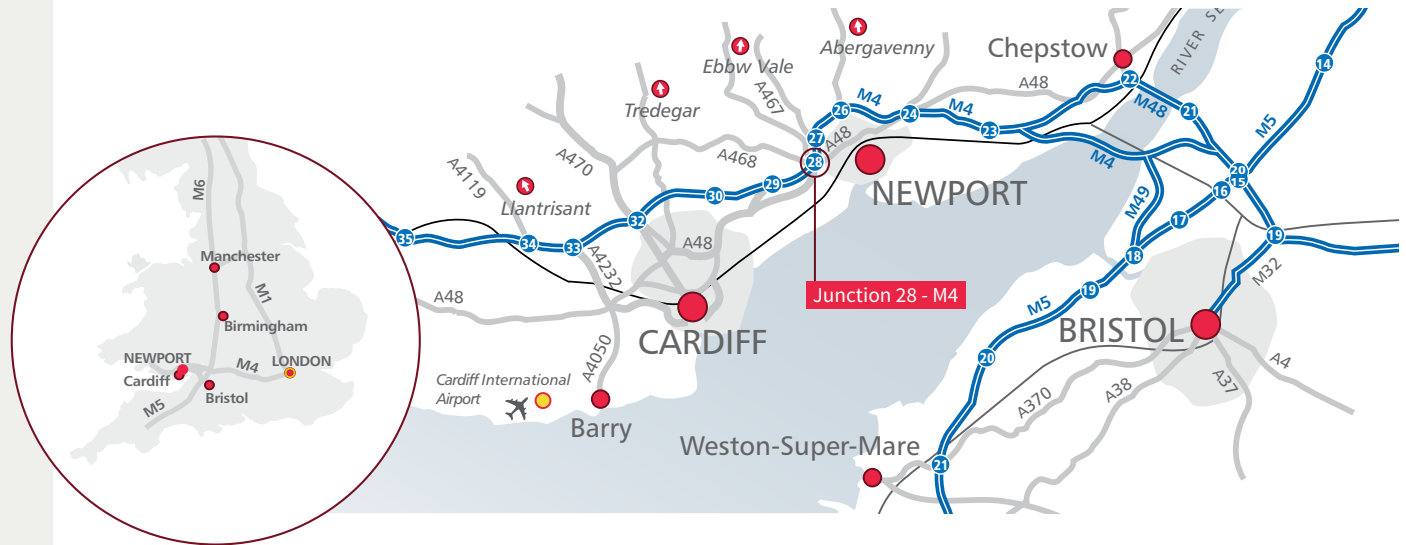
Quadrant House, Celtic Springs  
Business Park

**2,000 - 30,000 sq ft**

## LOCATION

Celtic Springs is one of Wales's most prestigious business parks. Situated on Junction 28 of the M4 motorway, the park comprises 45 acres of mixed use Business Park, incorporating a range of high specification offices, retail and leisure uses. Junction 28 is situated between Cardiff and Newport and offers excellent communication to both cities. The area also benefits from Tier 2 regional grant assistance.

Quadrant House is situated in the heart of the Business Park with its own two level car park. The property is of a high specification, laid out in a flexible, open plan style.



## SPECIFICATION

- Fully accessible raised floors
- Comfort cooling air conditioning
- Passenger lifts
- High quality reception
- On site restaurant
- Flexible, open plan floor plates

## AVAILABILITY

We are able to accommodate requirements from 2,000sqft (185.80 sq mtrs) to 30,000 sqft (2,787 sq mtrs). Please liaise with Knight Frank to see how we can best accommodate you.



## FACILITIES

Celtic Springs has been designed with the occupier in mind and therefore benefits from a number of excellent on site amenities including:

- Express by Holiday Inn Hotel
- Dragon Fly Public House
- Hairdressers
- Greggs Bakery
- Coffee shop
- Day Nursery

There is also a supermarket (ASDA) within a mile of the Park.

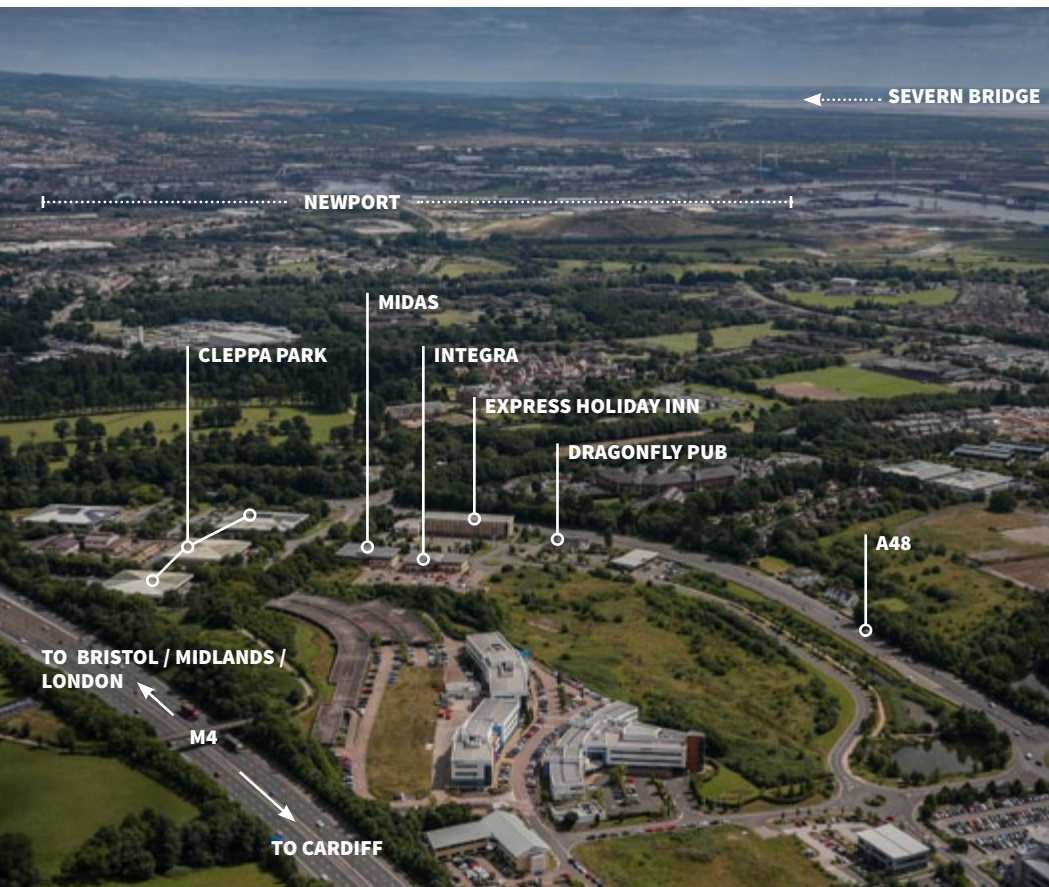


## CONNECTIONS

Celtic Springs is ideally located off junction 28 of the M4 Motorway, with Newport and Cardiff both easily accessible. The Park also benefits from having direct access onto the A48 dual carriageway linking Cardiff and Newport. Junction 28 also gives access to both the Southern Distributor Road (SDR) and the A467.

### Road

Newport	3 miles
Cardiff	12 miles
Bristol	34 miles
Birmingham	97 miles
London	141 miles



## **PARKING**

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The property offers a generous parking ratio of 1:216 sq. ft.



## **BUS**

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Celtic Springs is situated on the main Cardiff to Newport bus route. There are frequent services directly from both city centres to the Park.

## **TERMS**

Flexible terms are available; the space is available either as a whole or part.

## **SERVICE CHARGE**

There will be building/estate charge payable depending on the nature of the occupation.

## **YOUR NEIGHBOURS**

Celtic Springs is home to a number of great quality occupiers including Wales & West Utilities, Ministry of Justice, Welsh Water plc and Acorn Recruitment.



## FURTHER INFORMATION

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For further information or to arrange an inspection, please contact:



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**Knight Frank**

### **Knight Frank**

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