

LAST
SUITE
TO LET
1,650 SQ FT

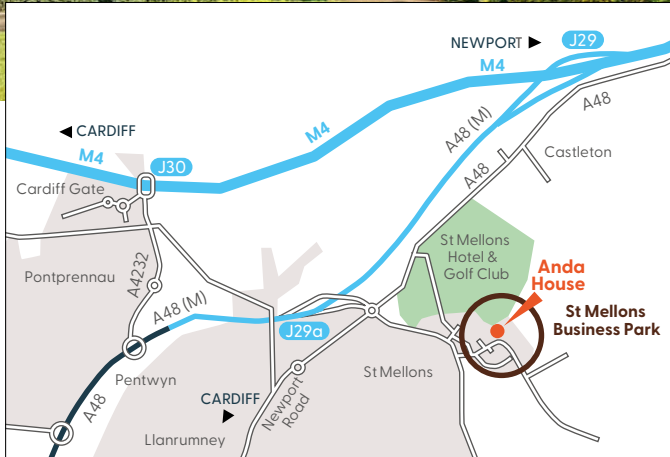
ANDA HOUSE

Highly competitive terms, ideal for the 'budget conscious'
St Mellons Business Park, Cardiff CF3 0LT

- Flexible licences and leases
- 1,650 sq ft available
- Last remaining suite (9 others, all let)
- New carpets (choice of colours)
- New LED lights throughout
- Good quality with air conditioning

Suite 8 available





Parking

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



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.

Availability

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

Suite 1 - Let	Suite 6 - Let
Suite 2 - Let	Suite 7 - Let
Suite 3 - Let	Suite 8 - 1,650 sq ft - Available
Suite 4 - Let	Suite 9 - Let
Suite 5 - Let	Suite 10 - Let

Indicative floor layout plans are overleaf.

Broadband

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

Rent/terms

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

EPC

The property has an EPC of D(97).

Further information

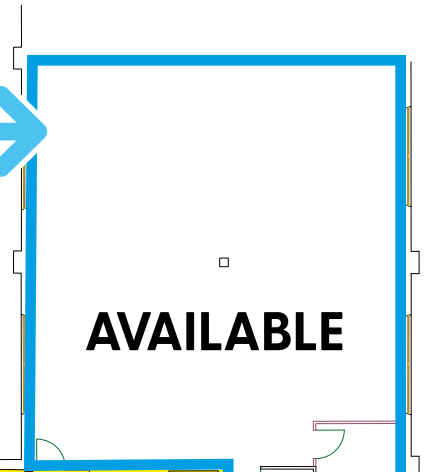
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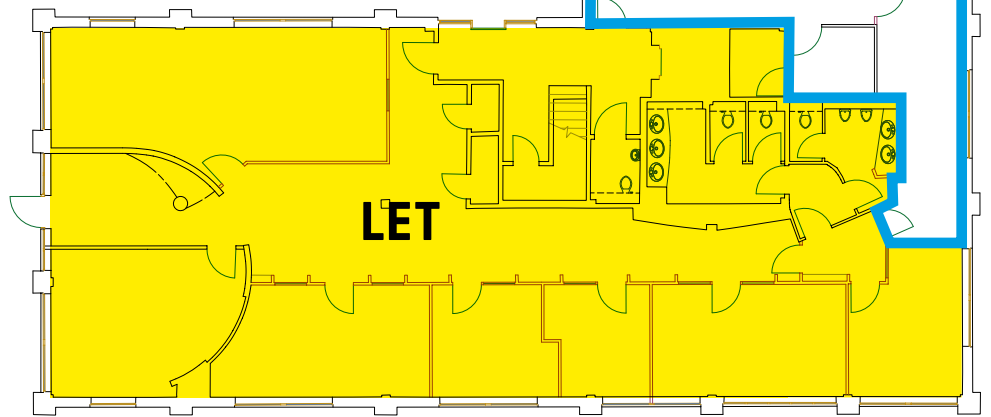
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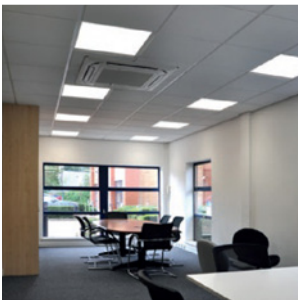
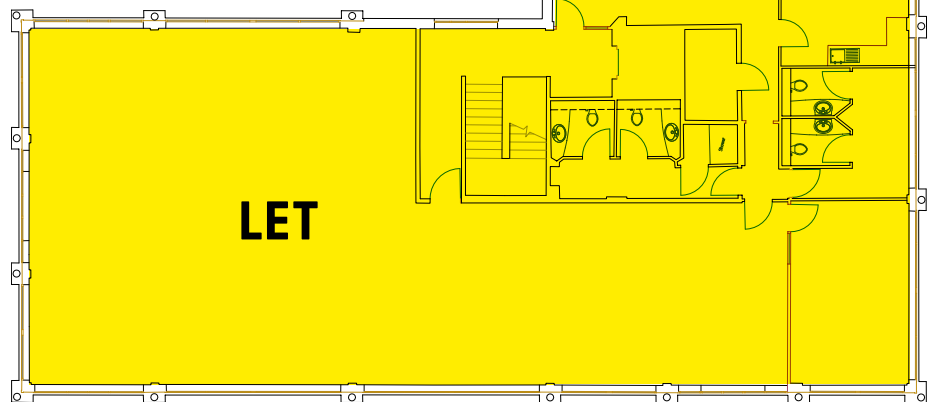
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St Mellons Business Park,
Cardiff CF3 0LT

Ground Floor



First Floor



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