

**TO  
LET**

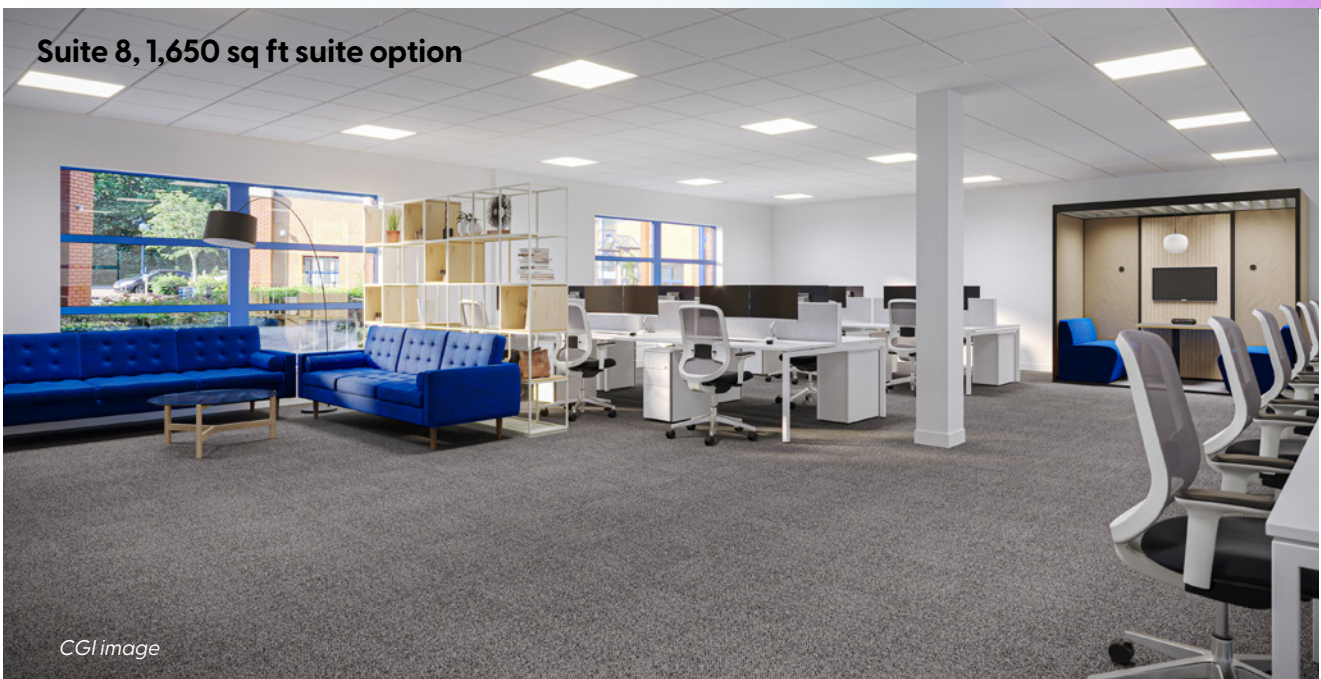
150 SQ FT-  
1,650 SQ FT  
SUITES

# Anda House

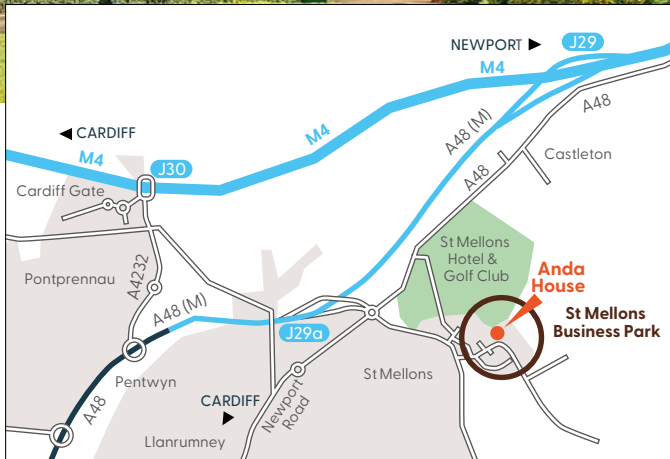
Highly competitive terms, ideal for the 'budget conscious'  
St Mellons Business Park, Cardiff CF3 0LT

- Flexible licences and leases
- 1,650 sq ft or 150 to 375 sq ft suites available, if subdivision preferred
- New carpets (choice of colours)
- New LED lights throughout
- Good quality with air conditioning

**Suite 8, 1,650 sq ft suite option**



CGI image



## 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	<b>Suite 8A - 160 sq ft - Available</b>
Suite 2 - Let	<b>Suite 8B - 150 sq ft - Available</b>
Suite 3 - Let	<b>Suite 8C - 190 sq ft - Available</b>
Suite 4 - Let	<b>Suite 8D - 275 sq ft - Available</b>
Suite 5 - Let	<b>Suite 8E - 375 sq ft - Available</b>
Suite 6 - Let	Suite 9 - Let
Suite 7 - 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

For further information, please contact us below.



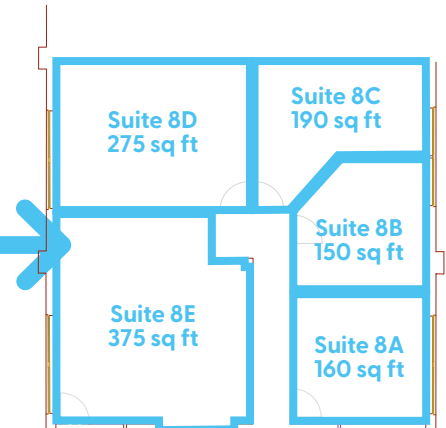
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CGI of Suite 8 before subdivision

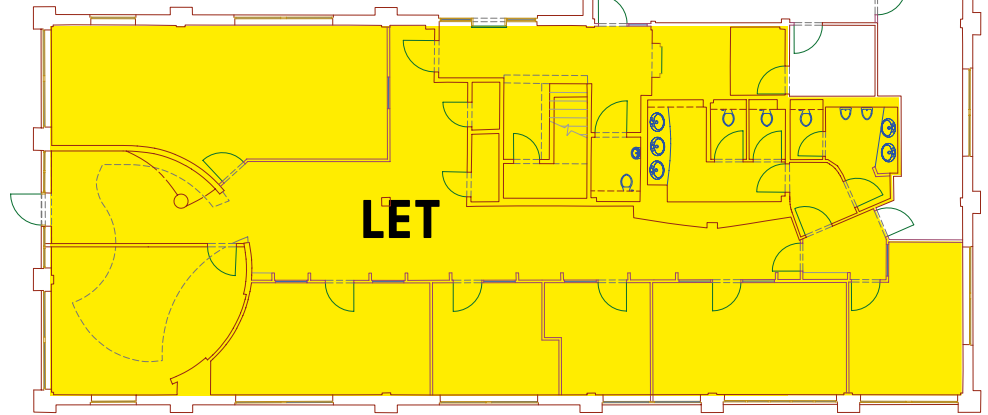


# Anda House

St Mellons Business Park,  
Cardiff CF3 0LT



## Ground Floor



## First Floor



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