

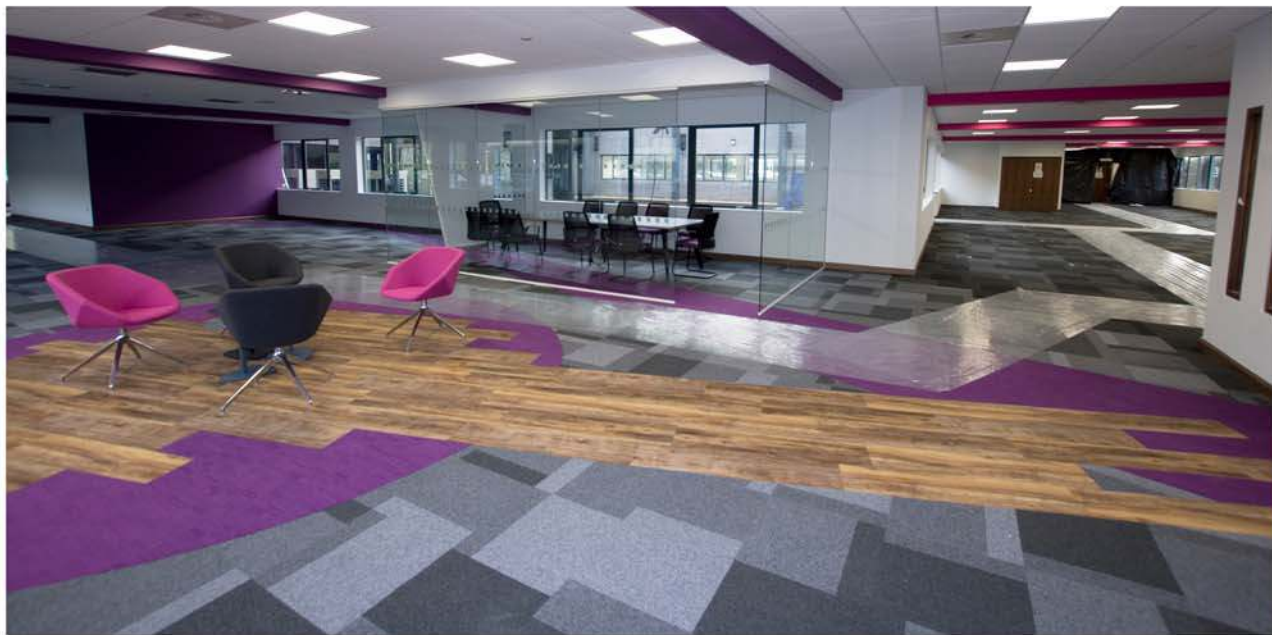
# Severnside House

St.Mellons Business Park, Cardiff CF3 0EY

Detached Office Building with Parking

**30,573 Sq. Ft (2,840 Sq.M)**





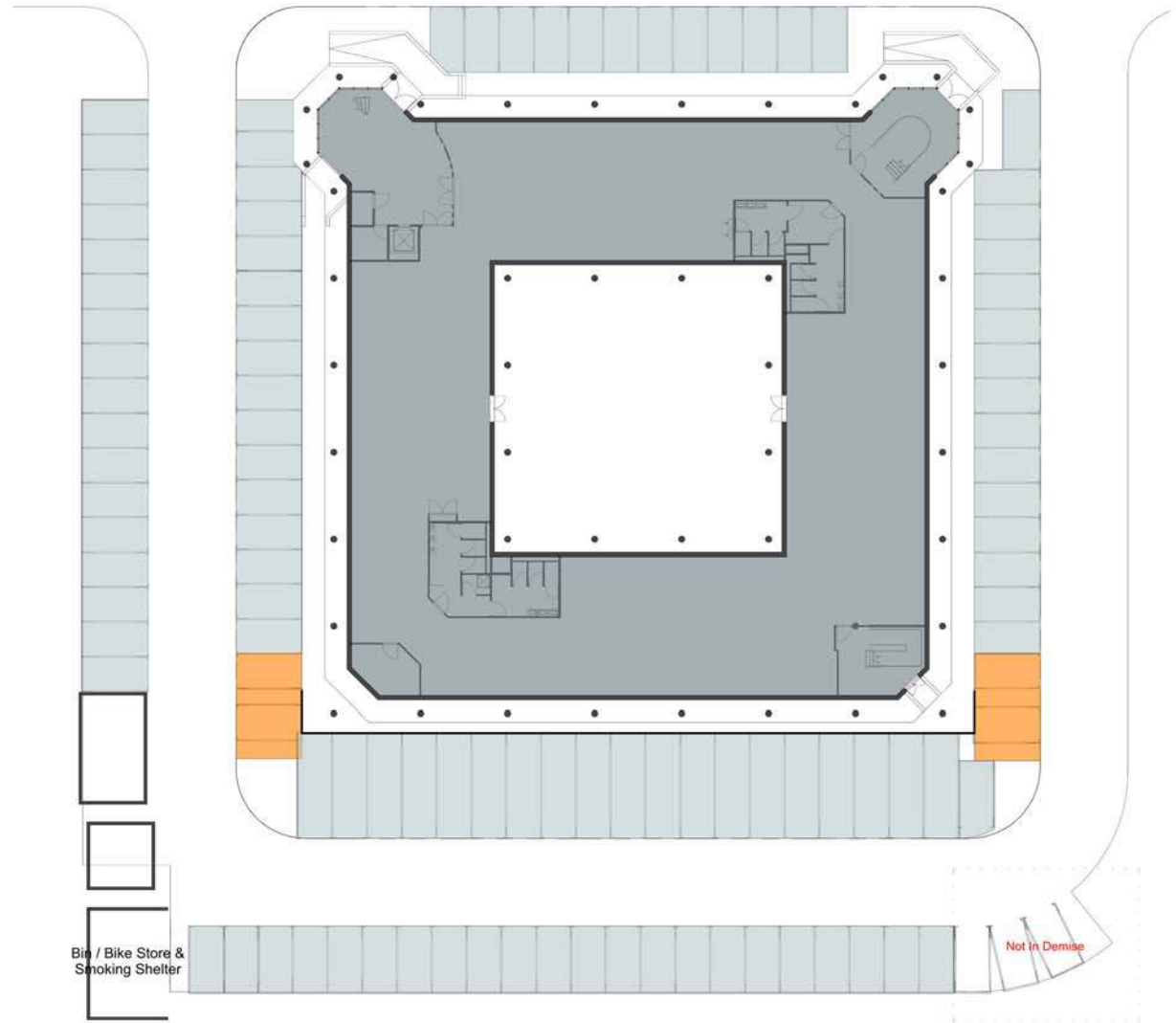
Office Areas



**Common Areas**

# The Building

Severnside House is a self-contained, detached, modern office building providing office accommodation over ground, first and second floors. The property is designed to provide headquarters accommodation or can accommodate multiple occupation on a floor by floor basis. Each floor offers an open plan layout with the office footprint built around a landscaped central courtyard.



Accommodation:  
IPMS3 Areas

Ground Floor	10,109 Sq.ft	939 Sq.m
First Floor	10,355 Sq.ft	962 Sq.m
Second Floor	10,109 Sq.ft	939 Sq.m
<b>TOTAL</b>	<b>30,573 Sq.ft</b>	<b>2,840 Sq.m</b>

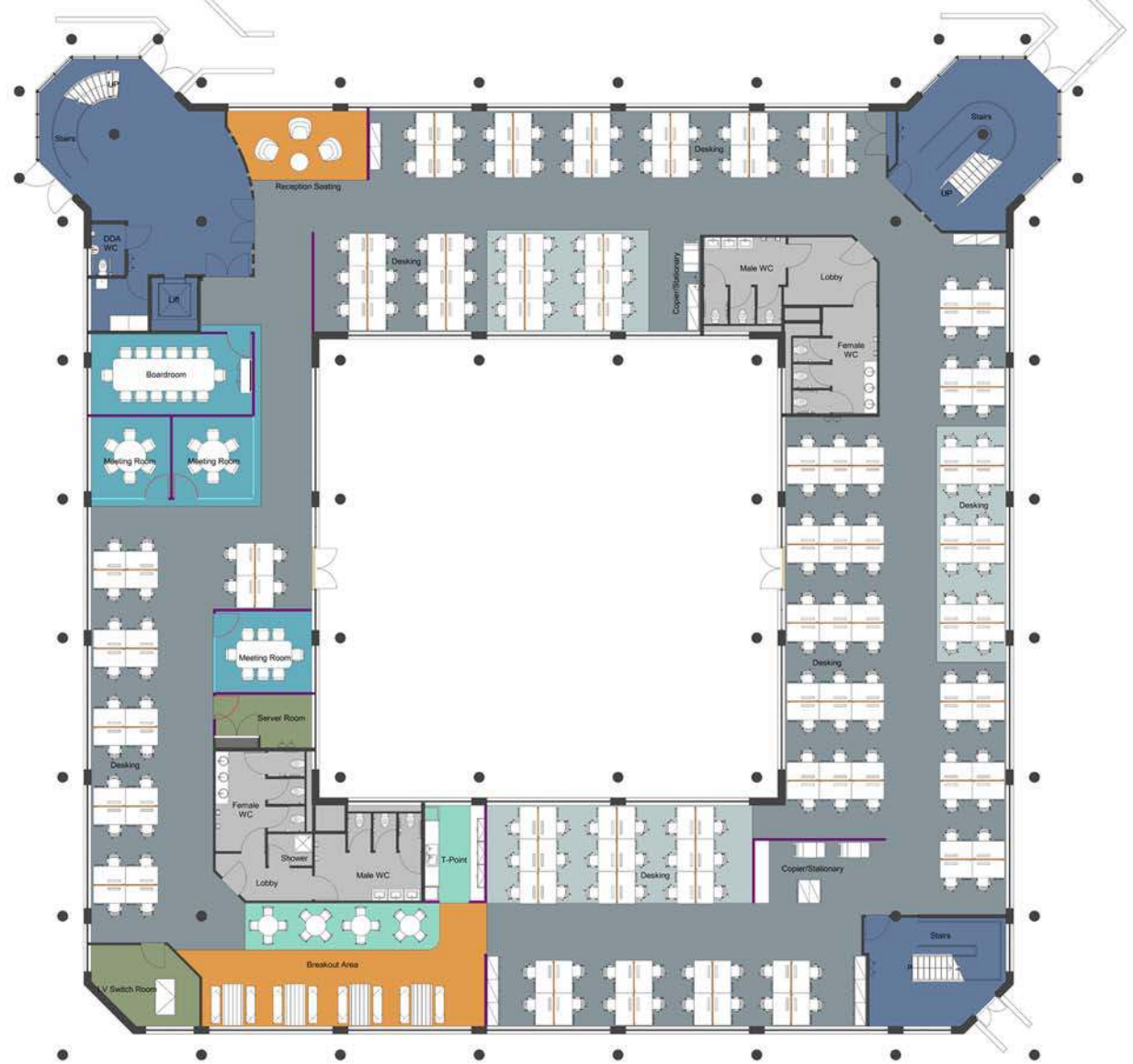
The property has a total site area of 0.96 acres

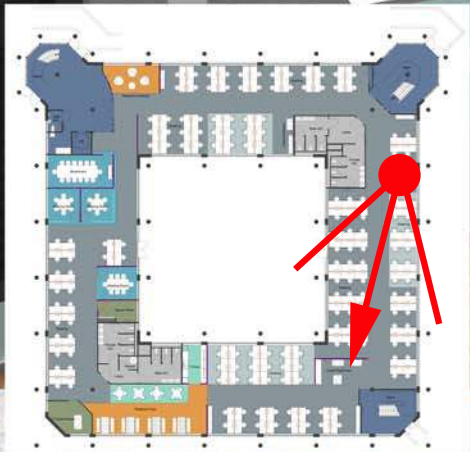
# Concept Plan - Layout 1

Desking only

Accommodates:

- 164 Users
- 1 Large Meeting Room
- 3 Medium Meeting Rooms
- T-Point & Breakout Area
- Toilet Facilities
- Server Room





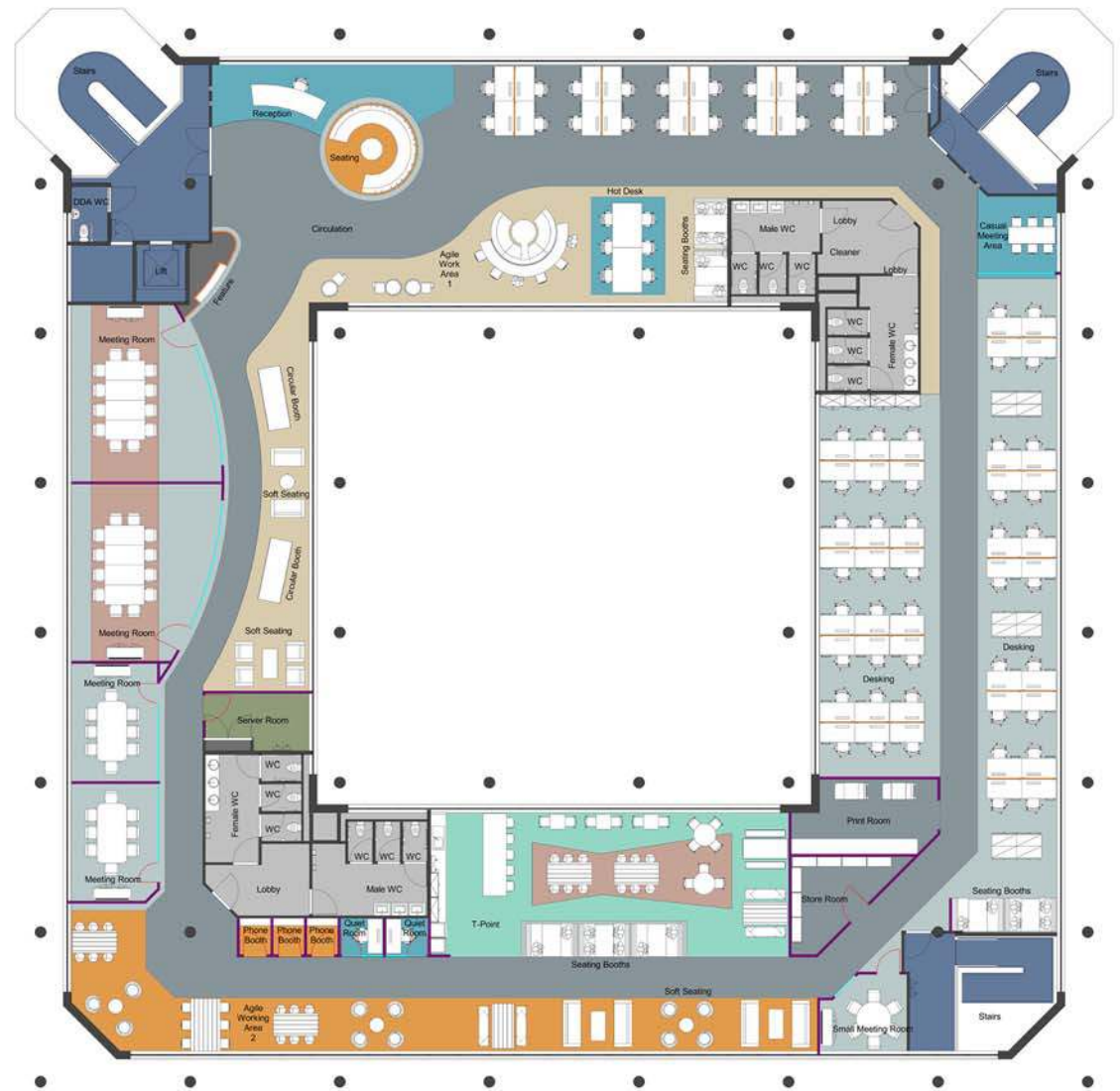
**Concept Plan - Layout 1 - 3D Visual**

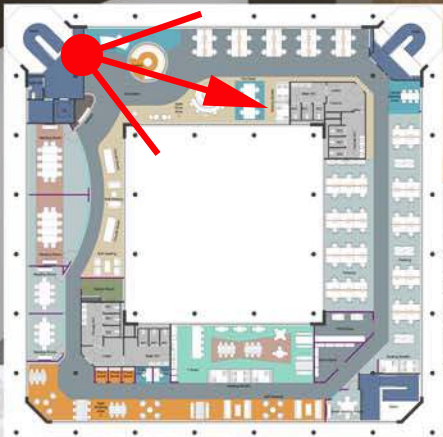
# Concept Plan - Layout 2

## Less Desking and More Agile Working

### Accommodates:

- 64 Users & 65 Agile Working Locations
- Reception & Waiting Area
- 2 Large Meeting Rooms
- 3 Medium Meeting Rooms
- T-Point & Breakout Areas
- 3 Private Phone Booths
- Toilet Facilities
- Server Room





**Concept Plan - Layout 2 - 3D Visual**

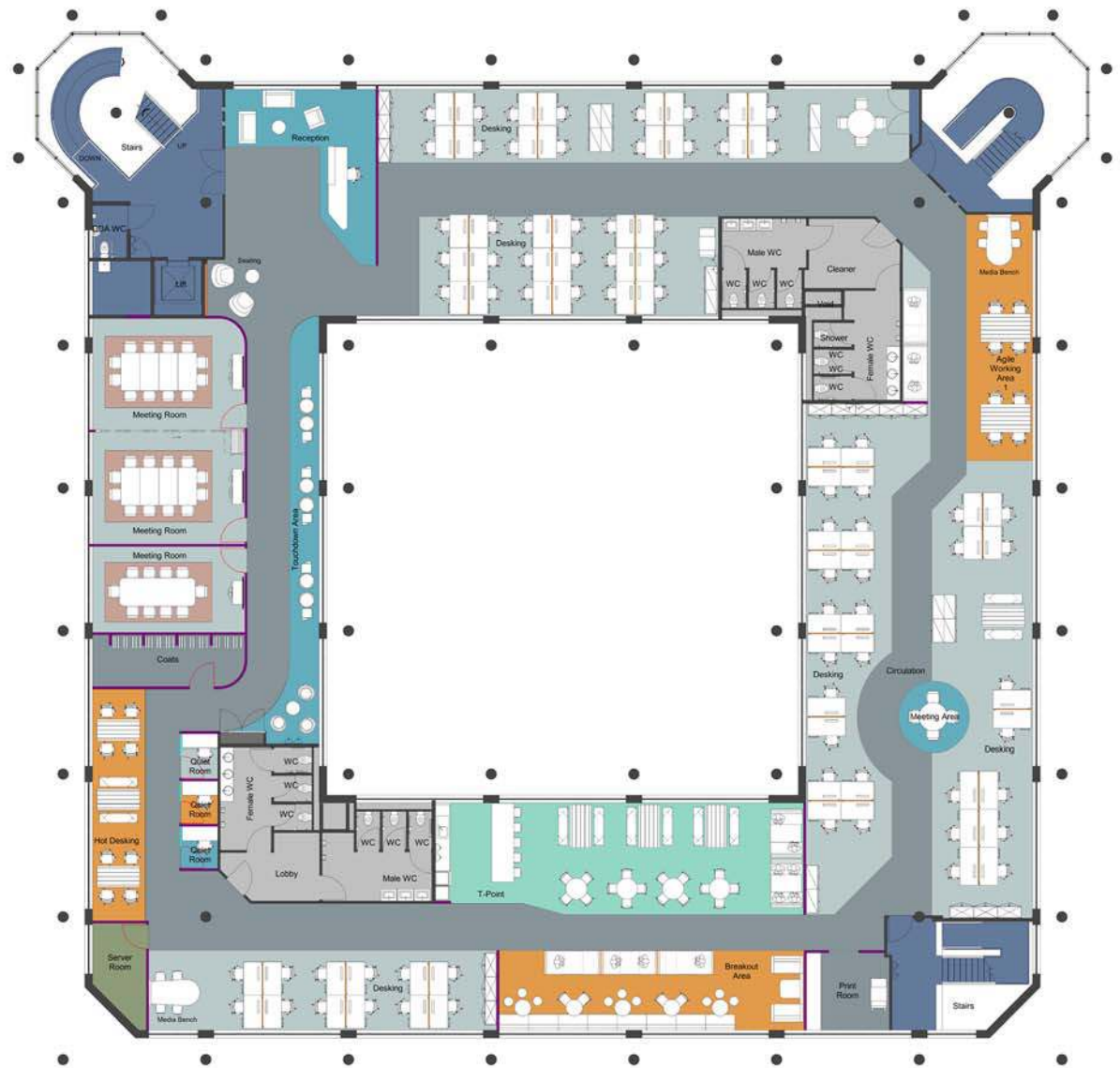


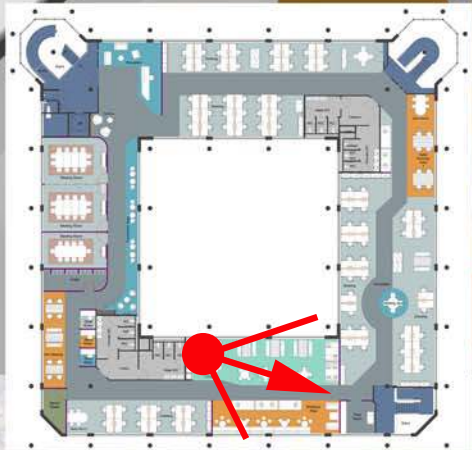
# Concept Plan - Layout 3

A Combination of 1 & 2

## Accommodates:

- 76 Users & 45 Agile Working Locations
- Reception & Waiting Area
- 3 Large Meeting Rooms
- Coats Store
- T-Point & Breakout Areas
- 3 Quiet work Booths
- Toilet Facilities
- Server Room





**Concept Plan - Layout 3 - 3D Visual**

## Specification

- Raised Access Floors
- Fully Carpeted
- Suspended Ceilings
- Recessed LED Lighting
- Aluminium Double Glazed Windows
- Male, Female & Disabled WC's
- Lift
- Fire Alarms
- Security
- Shower

## EPC

The property has an energy asset rating of a B Rating.

## Terms

The offices are available as a whole, floor by floor or as smaller individual suites. New effective full repairing and insuring leases will be granted or, alternatively, freehold or long leasehold/peppercorn sales will be considered.

## Price/Rent

On application.

## Rates

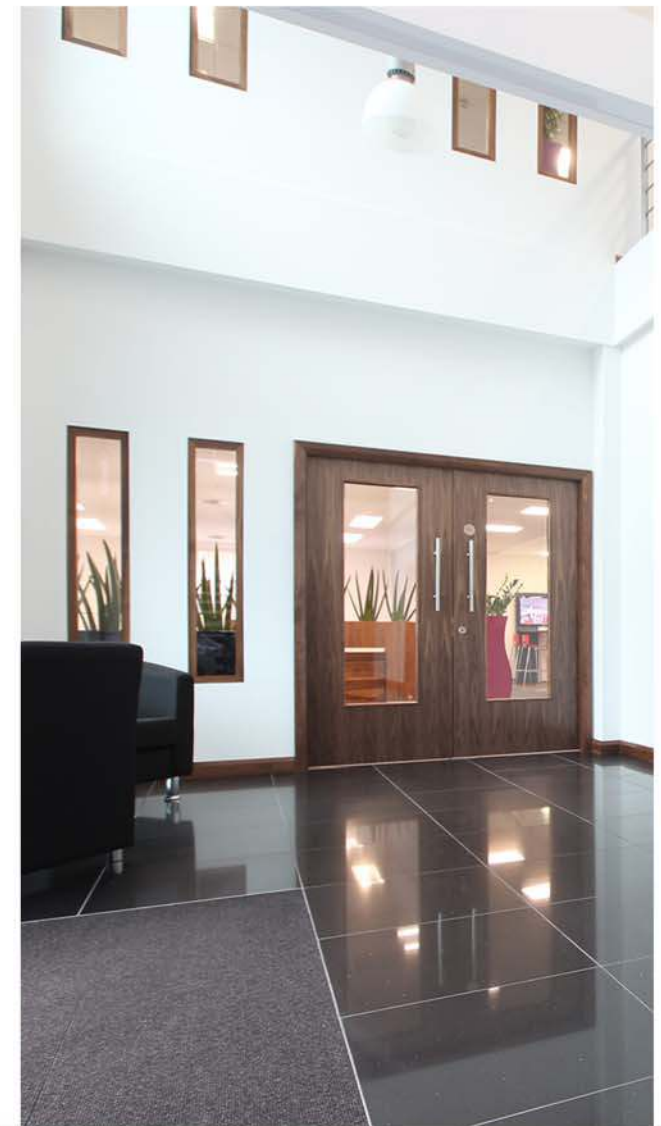
Occupiers will be responsible for business rates payable. Enquiries should be directed to the Local Authority on 02920 871 491

## Service Charge

Occupiers will be required to contribute towards an annual service charge. Further details on request.

## Viewing

Strictly by appointment with joint letting agents.



**Gary Carver**

T: 02920 368 963

E: GCarver@savills.com



**Ben Bolton**

T: 02920 346 376

E: Ben.Bolton@coark.com



**John James**

T: 02920 378 921

E: John.James@fletchermorgan.co.uk

## Car Parking

A total of 106 car parking spaces are provided on-site, giving a ratio of 1 space per 288 sq.ft. net of office accommodation.

## Public Transport Links

The building is located within close proximity to the proposed new Cardiff Parkway Railway Station. The proposed new facility will reduce travel time to Cardiff city centre to less than 10 minutes and it's successful delivery will help implement the new South Wales Metro strategy of enhanced connectivity through upgrading and integration of light rail and bus services across the region.



## Amenities

Amenities in the immediate area:

- Tesco
- The Heron Marsh Pub
- St.Mellons Retail Park
- St.Mellons Golf Club
- 11 Miles from The Celtic Manor and the new Conference Centre



# Location Plan



SAT NAV  
REFERENCE:  
Fortran Road  
CF3 0EY

## St. Mellons Business Park

8 miles East of Cardiff - 7 miles West of Newport  
Excellent links to the M4 - J28 - 4.8miles, J30 - 3 miles





**Gary Carver**

T: 02920 368 963

E: GCarver@savills.com



**Ben Bolton**

T: 02920 346 376

E: Ben.Bolton@coark.com



**John James**

T: 02920 378 921

E: John.James@fletchermorgan.co.uk

Savills, Cooke & Arkwright and Fletcher Morgan, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills, Cooke & Arkwright and Fletcher Morgan have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure: January 2020

