



# Conway House

St Mellons Business Park, Cardiff, CF3 0EY

**MODERN REFURBISHED FIRST  
FLOOR OFFICES - TO LET**

**750 sq ft - 6,413 sq ft**

- + Self contained entrance
- + 25 car parking spaces
- + Flexible sizes available

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

## LOCATION

The property is located in the established St Mellons Business Park development approximately 6 miles north-east of Cardiff city centre. The office development benefits from easy access to the M4 motorway via Junctions 29 and 30, serving a wide south Wales catchment. There are regular bus routes that serve the development connecting to the city centre.

St Mellons Business Park is a popular location for both national and regional occupiers including Welsh Water, Kier, Olympus, IQE, Pinnacle, Paramount Interiors, and Shaw Healthcare.

## DESCRIPTION

The property is a detached office building with accommodation arranged around a central courtyard. The available office space is located at first floor level with Kier currently occupying the ground floor and part first floor.

There are three separate entrances to the building with Kier currently utilising two. The available space would therefore benefit from a self-contained entrance direct to the first floor.

The specification of the offices are as follows;

- + Comprehensive refurbishment of self-contained entrance
- + Comprehensive refurbishment of male, female and disabled WC's
- + New self contained kitchen
- + Shower facilities
- + New door entry system
- + On site car parking
- + Gas central heating system

The offices are available as a whole or alternatively could be sub divided (subject to the covenant strength and lease terms).

## ACCOMMODATION

The available accommodation consists of the following approximate areas;

First Floor      6,413 sq ft | (595.78 sq m)

**Smaller suites from 750 sq ft could be made available subject to the covenant strength of the company and the lease terms agreed.**

## CAR PARKING

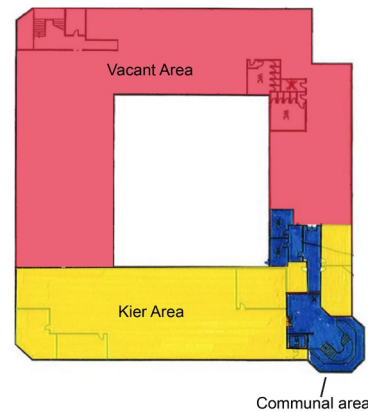
There are 24 car parking spaces allocated with the vacant area.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

The tenant will pay a contribution towards the building and estate service charges. Further details on request.

First Floor Plan



*For indicative purposes only*

## RENT

Price on application.

## BUSINESS RATES

We are informed that the rateable value of the vacant area is £43,000 and the rates payable for the financial year 2019/20 is £22,618.

Smaller suites may qualify for Wales' Small Business Rates Relief Scheme (subject to size).

Interested parties should make their own enquiries with the Local Authority.

## EPC

The property as an energy performance certificate in Band C.

## VAT

The property has been elected for VAT and will be charged where applicable.

## LEGAL COSTS

Each party to bear their own.

## VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Leo Llewellyn  
 Email: rhys@emanuel-jones.co.uk  
 leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



June 2019