

Eastern

Business Park

Cardiff CF3 5EA

An aerial photograph of Eastern Business Park. The central feature is a large, modern office building with a grey roof and extensive glass windows. It is surrounded by several parking lots filled with cars. The park is bordered by a road in the foreground and residential areas with houses and trees in the background. A green semi-transparent box on the right side of the image contains text.

Eastern Business Park

Eastern Business Park is a modern campus style business park with excellent communications, access, parking and facilities.

It is situated on the eastern outskirts of Cardiff with easy access to the city centre and M4 motorway.

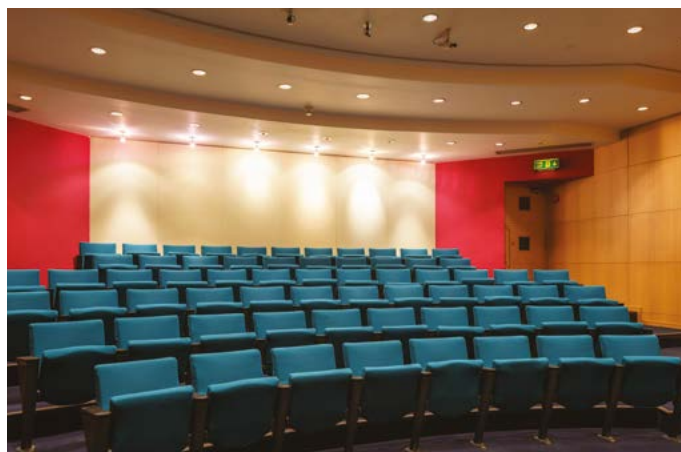
The Park provides a wide range of modern offices from small starter suites to large flexible floorplates.

Eastern Business Park



Facilities

- Restaurant/coffee shop
- Catering options to suites/tenants
- Gym/showers/changing rooms
- Conference centre (60 seater)
- Meeting room hire
- Communal breakout areas
- Archive storage (lift access)
- Landscaped courtyard
- 24 hour access/security
- Manned reception/gatehouse
- Creche
- Bike storage



Car Parking

- 1:250 ft² standard
- Additional spaces on separate licence
- Multi-storey car park
- Visitor parking

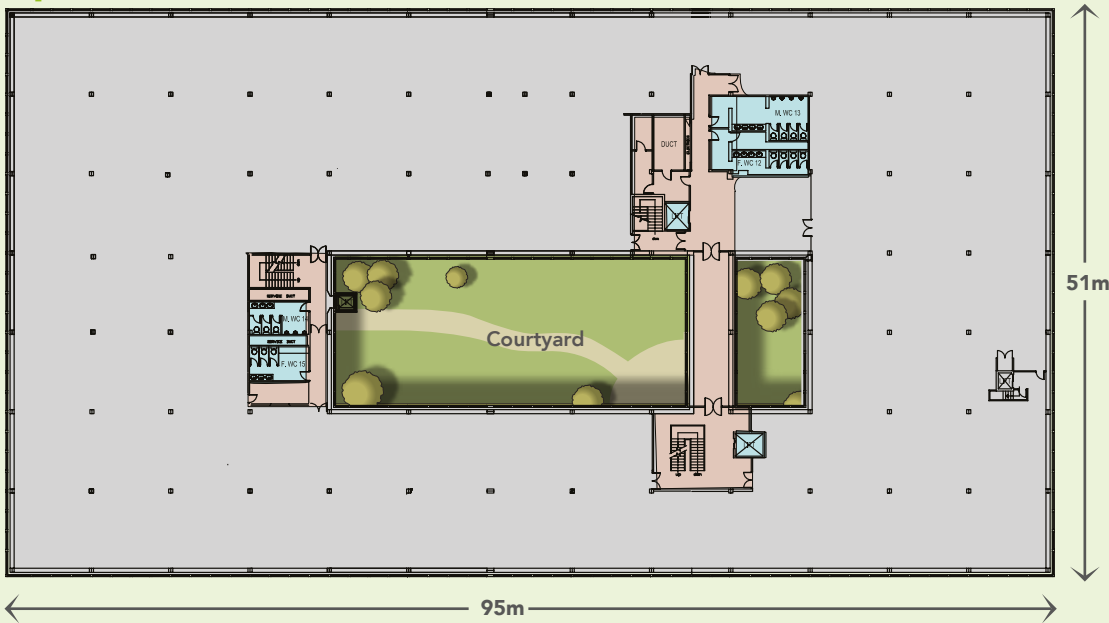
Specification

- Raised access floors
- VRF air conditioning
- Suspended ceilings
- Recessed LED lighting
- Passenger lifts
- Disabled access & facilities
- Full height glazing
- Card entry access

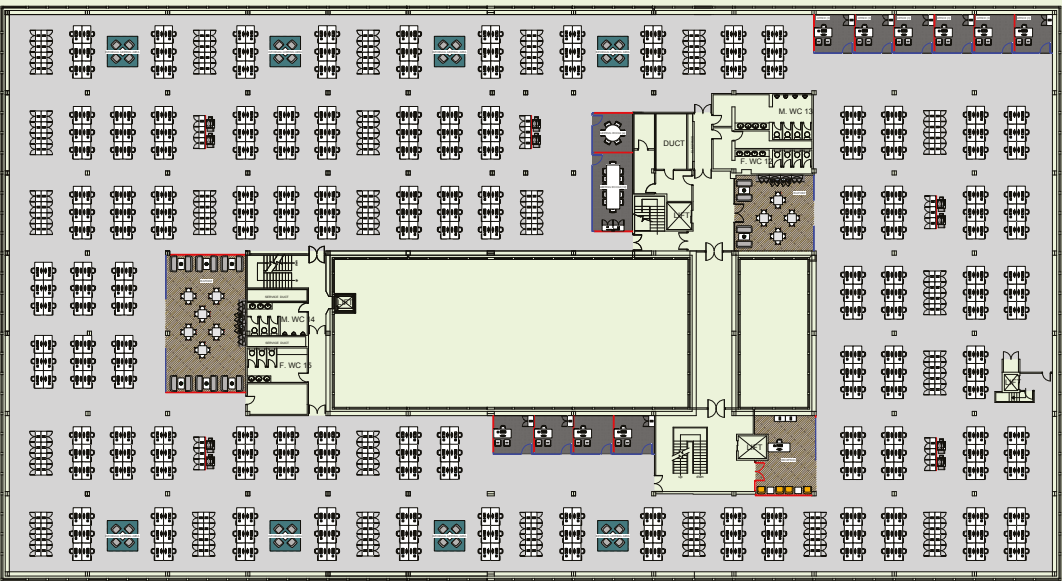
Accommodation

Eastern Business Park offers a wide range of options from small starter suites to a single floorplate of 40,000 ft² in Building One (2nd floor) – indicative floorplans below.

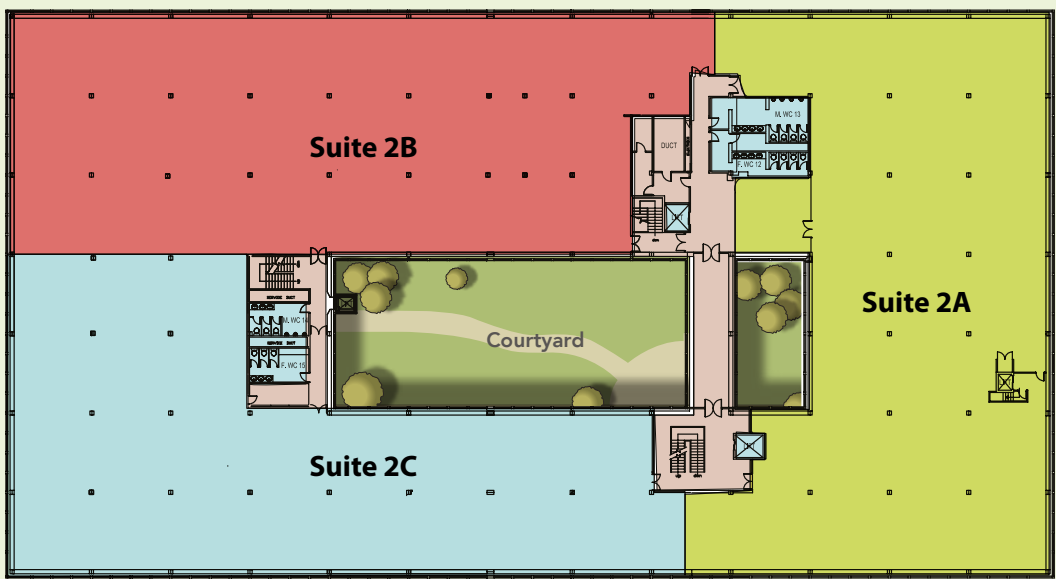
Open Plan



Indicative Spaceplan

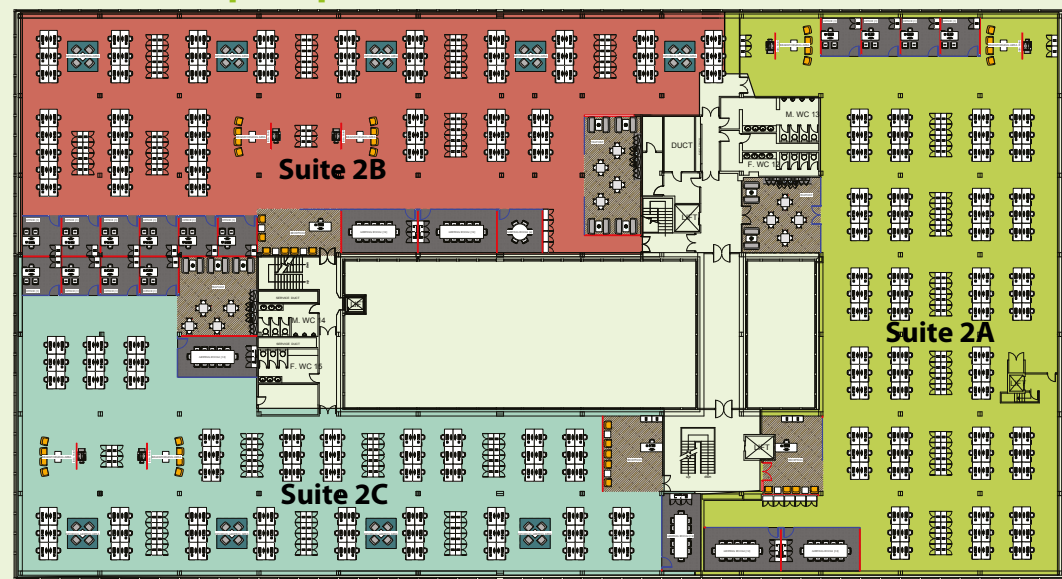


Possible Subdivision



- Suite 2A - 1,312 m² (14,121 ft²)
- Suite 2B - 1,327 m² (14,293 ft²)
- Suite 2C - 1,197 m² (12,889 ft²)

Indicative Spaceplan Subdivision



Plans not to scale

A schedule of current availability in Buildings One, Two & Three is obtainable from the joint agents.

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Location

Eastern Business Park is located in St Mellons on the eastern outskirts of Cardiff, some 5 ½ miles to the north east of the city centre. The campus style complex benefits from excellent access to the M4 motorway via J28 (eastbound) and J30 (westbound), approximately 5 miles and 2½ miles respectively.

Grants

The property is situated in a Tier 2 grant assisted area. New or expanding businesses may qualify for financial assistance subject to employment creation criteria – further details available from the Welsh Assembly Government.

Public Transport

Eastern Business Park is situated on the main Cardiff to Newport bus route (A48M) with regular services available from the Wern Fawr Lane bus stop at the front of the park.

EPCs

Full details of the Energy Performance Certificates for Buildings One, Two and Three are available on request.

Business Rates

Tenants will be responsible for Business Rates attributable to their demise.

Service Charge

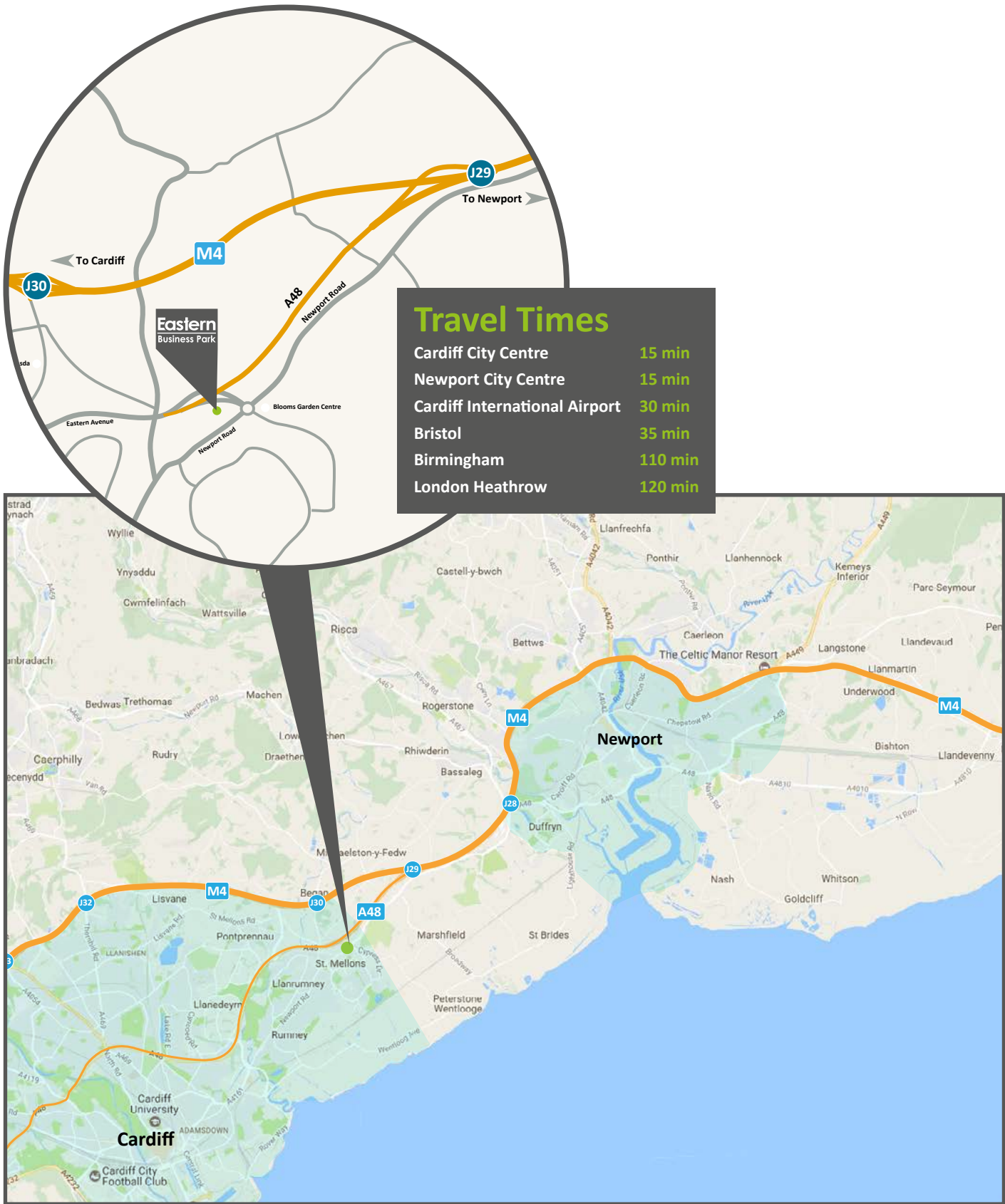
Tenants will be responsible for a fair proportion of the property service charge. Full details are available from the joint letting agents.

Terms

The offices are available to let by way of a new lease direct from the Landlord. Full details including up-to-date availability schedules are obtainable from the joint letting agents.

Connectivity

The area benefits from copper and high speed fibre connectivity. The property has in the past accommodated significant call centre occupiers including SSE, Dwr Cymru Welsh Water and Logica.



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Robert Hitchins
The Complete Development Solution

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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