

# Eastern Business Park

St. Mellons | Cardiff CF3 5EA

Welcome to the  
new way of working





Eastern Business Park is undergoing a significant transformation, where we are proud to be creating a one stop shop for employees requiring high-powered, superfast Wi-Fi with the facilities of a city centre location and the added employer benefit of parking, all at rents up to 40% less than city centre properties.





This floor plan is for illustrative purposes only

## Join an exciting community with an extensive range of on-site facilities

All aspects of the building have been re-designed to make it easy for employees to weave healthy choices into their working day. A new state of the art Énergie Fitness Gym is open and accompanies the recently refurbished restaurant. Cycling to work is encouraged with internal cycle racks, a drying room and dedicated shower and changing facilities also available on the ground floor of the building.

**On-Site Restaurant. Énergie Fitness Gym. Indoor Cycle Store. Barber & Beauty Salon. On-Site Crèche. Changing Rooms & Shower Facilities. Broadband. Free Wifi In All Communal Areas. Collaborative Serviced Office Space. Extensive Car Parking.**





## Relax, think, drink or eat... it's your space

The new restaurant and collaborative workspace extends to over 4,000 sq ft, with internal and alfresco seating. The restaurant offers a widespread selection of healthy food and drink options with break out space to spend time away from the desk to relax, think, work or meet with colleagues and clients.







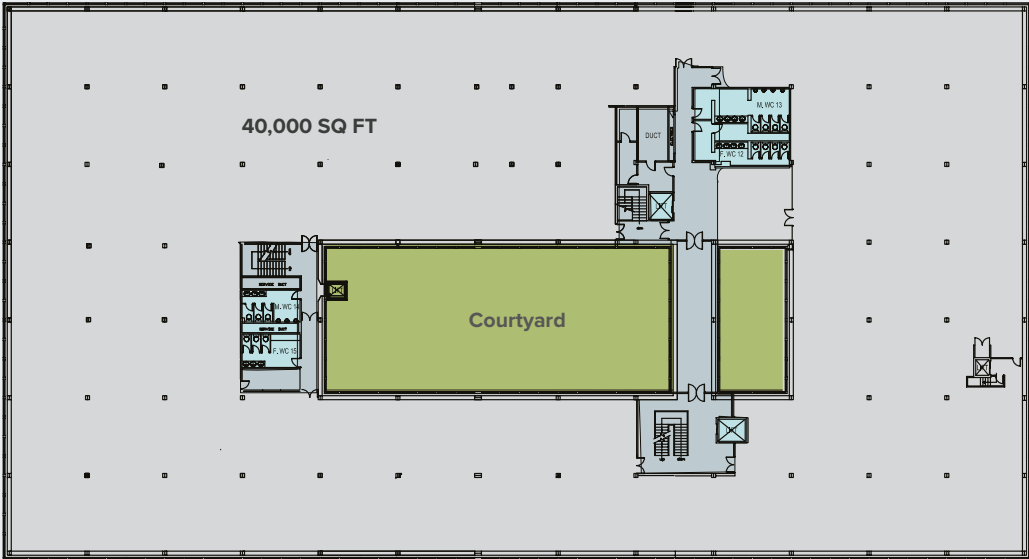
Exposed Services. Suspended Ceilings.  
Full Height Glazing. VRF Air Conditioning.  
Raised Access Floors. Recessed  
LED Lighting. Passenger Lifts. Disabled  
Access & Facilities. Card Entry Access.  
Concierge Reception. Plug In and Play  
Superfast Secure Broadband. 24 Hour  
Security. 900 Car Parking Spaces.

## Space to make your own

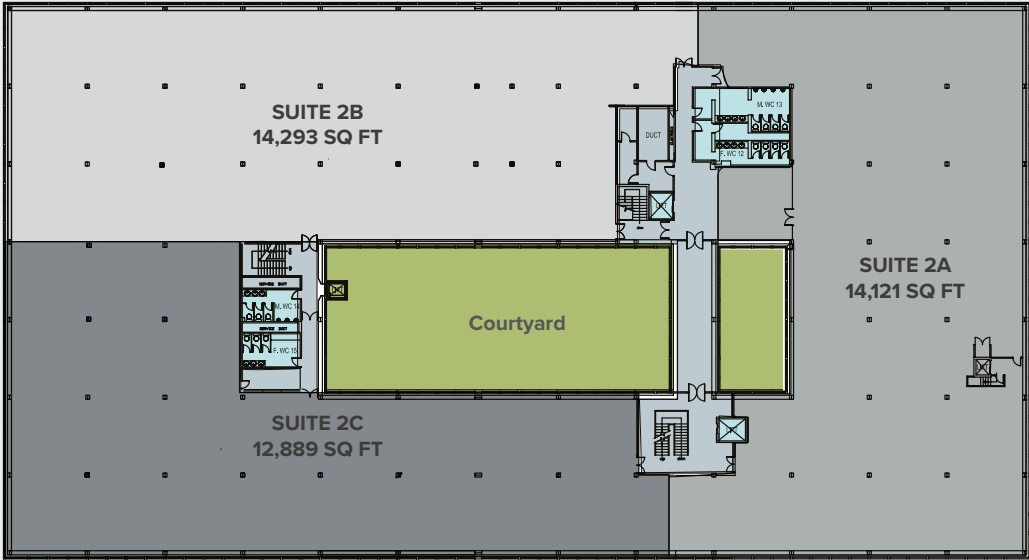
The office space has been designed to make the most of the natural light provided by the floor to ceiling glazing, ensuring all employees benefit.

With small suites of less than 4,000 sq ft through to a single floor plate of up to 40,000 sq ft available we can offer flexibility to any occupier looking for modern office space in a campus style environment.

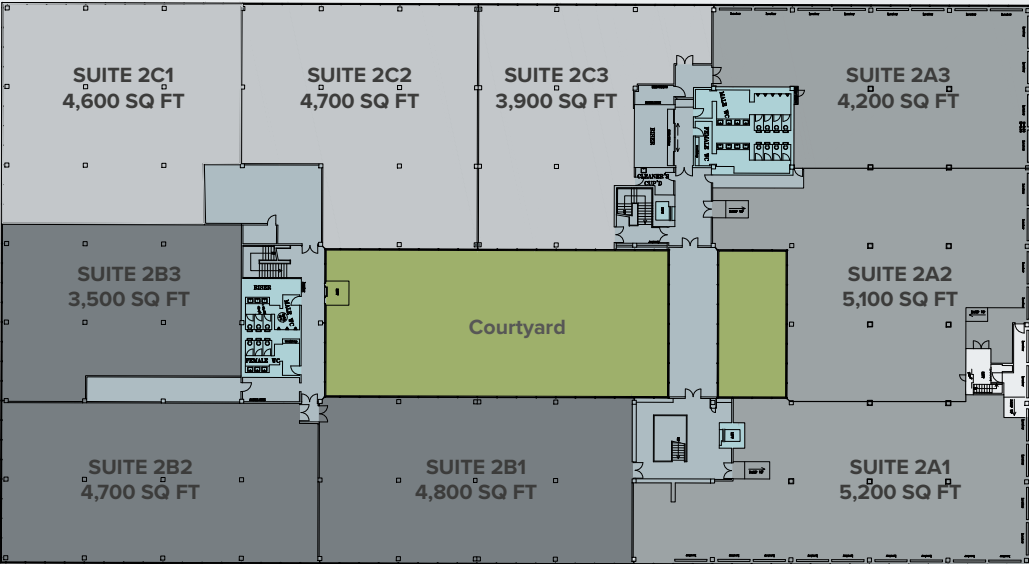
Single floor plate 40,000 sq ft



Flexible subdivision over 10,000 sq ft



Flexible subdivision of under 5,000 sq ft





# From plug in and play to customised spaces

With fitted out, CAT A+, opportunities available we can get you up and running quickly so your day to day business is not disturbed.

Alternatively, why rush when we'll work with you to create the bespoke office that fulfils your business needs and makes Eastern Business Park feel like home.

## Indicative space planning & CGIs





# Get to your destination without the frustration

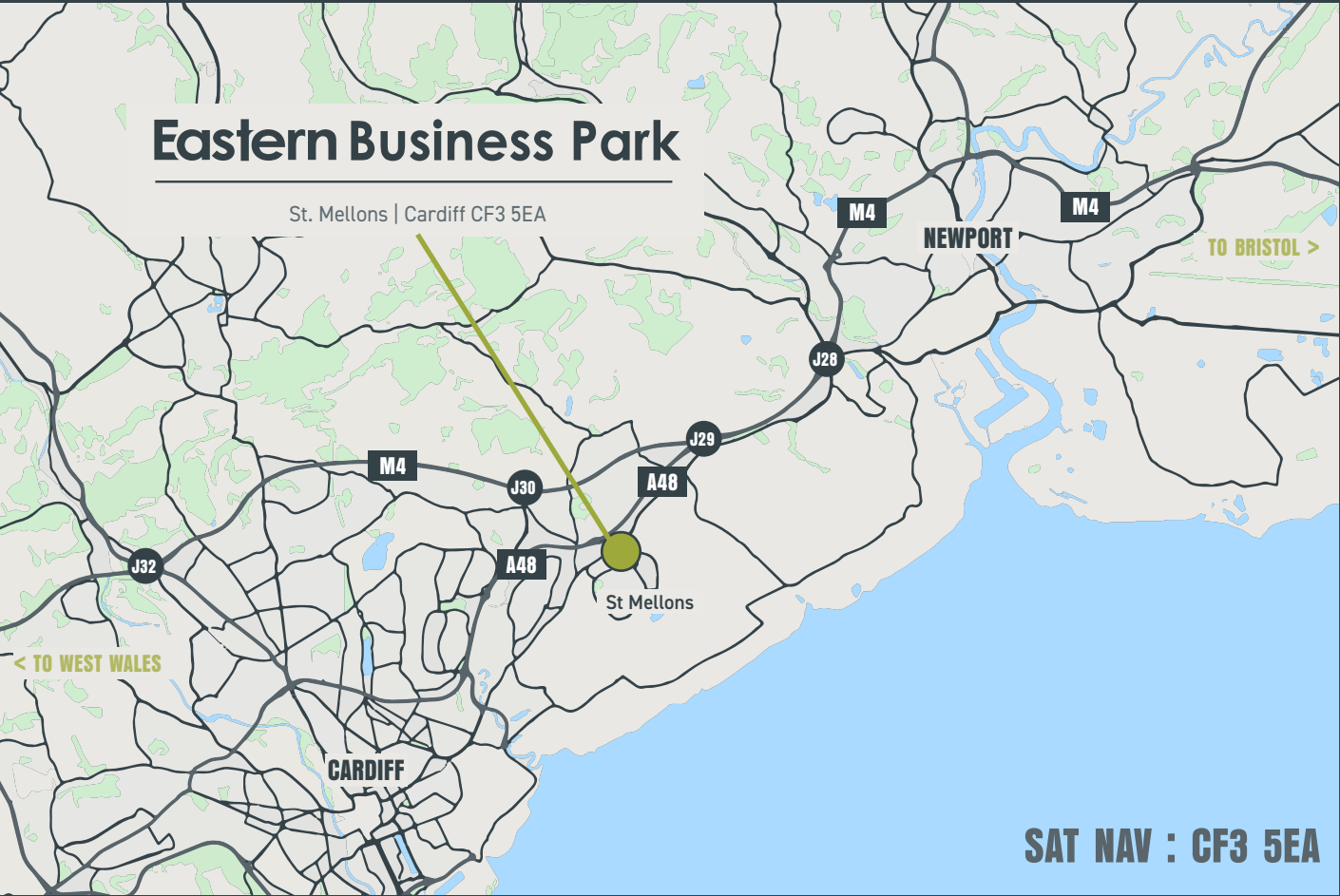
Located in St Mellons on the eastern outskirts of Cardiff, the building benefits from excellent access to the M4 motorway via J28 (eastbound) and J30 (westbound), approximately 5 miles and 2 1/2 miles respectively.

The park is situated 5 1/2 miles to the north east of the city centre on the main Cardiff/Newport bus route (A48M), with regular services from the front of the park.

## By car from Eastern Business Park



## By bus route 30





# Eastern Business Park

EasternBusinessPark.co.uk

## Virtual Tour

Visit the website to view the virtual tour.

## EPCs

Energy Performance Certificates are available on request.

## 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 available from the joint letting agents.

chris.terry@avisonyoung.com



huw@huwthomascpc.com



www.robert-hitchins.co.uk



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.

www.kubiakcreative.com  
February 2021 183186