

Newly Refurbished



Abacus House

St Mellons Business Park, Cardiff CF3 0LT
2,082 sq m (22,415 sq ft)

- // Detached Office Building
- // Landscaped Central Courtyard
- // Generous Car Parking
- // Air Conditioning
- // Close to A48 & M4
- // Can be Split

To Let
For Sale

Location

Abacus House forms part of the established St Mellons Business Park, which was one of the first Business Park developments built in Cardiff. Occupiers on the park include Lloyds Bank, Dwr Cymru and Natural Resources Wales.

The business park itself is situated just off the A48, which provides dual carriageway access direct into Cardiff city centre (6 miles to the west) and Newport city centre (8 miles to the east). Junctions 30 and 28 of the M4 Motorway are also within a short drive.

Description

Abacus House comprises a two storey, detached office building with the floors set around an attractive central landscaped courtyard. Each floor provides predominantly open plan accommodation together with male, female and disabled wc facilities.

Access is via dedicated reception at ground floor level, or alternatively, via a smaller alternative entrance.

Specification

- // Carpets throughout
- // Perimeter trunking
- // Suspended ceilings
- // Recessed lighting
- // Air conditioning
- // Passenger lift

Accommodation

	Sq m	Sq Ft
Ground Floor	1,048	11,275
First Floor	1,035	11,140
TOTAL	2,082	22,415

The building is available as a whole or floor by floor with each floor capable of having it's own dedicated entrance.

Car Parking

64 car parking spaces are allocated to the building, a ratio of approximately 1 space per 350 sq ft.

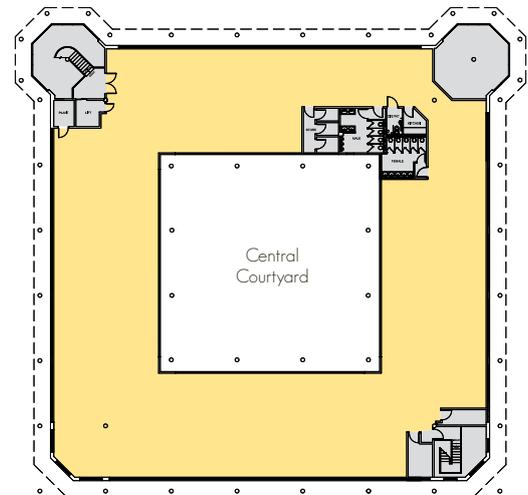


Lease Terms / Price

A new lease is available for a term to be agreed. Price on application .

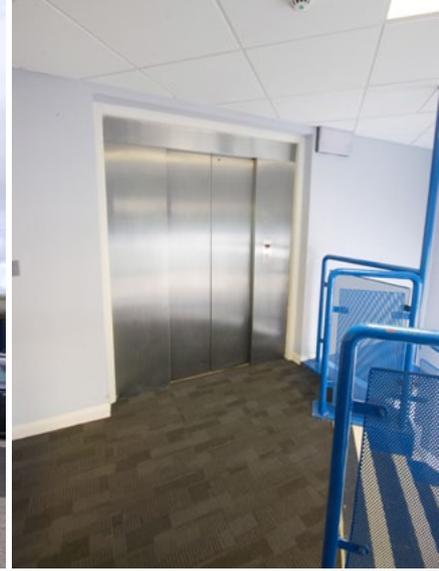
Service Charge

Further details are available on application.



Typical Floor Plan





Rates

Rateable Value (2010): £280,000.
Rates Payable (2015/16): £134,960

EPC

The property has an energy performance efficiency rating of 67 (C rating)

Viewing

For further information and to arrange an inspection, please contact the Joint Agents:

Gary Carver
029 2036 8963

Owen Young
029 2038 1996

Tom Larkin
029 2036 8962

Abacus House

12 Windsor Place
Cardiff, CF10 3BY

savills.com

savills

02920 368 900

alder king

PROPERTY CONSULTANTS

029 2022 0000
www.alderking.com

Savills & Alder King (the agents) give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

Design: Martin Hopkins Design | www.martinhopkins.co.uk | T 029 2046 1233

12082/5/15