



# Conway House

St Mellons Business Park, Cardiff, CF3 0EY

**TO LET**  
**MODERN FIRST FLOOR OFFICES**

**3,840 sq ft (356.72 sq m)**

- + £40,320 per annum
- + 10 car parking spaces
- + Passenger lift

029 2081 1581

**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, Unite Care Group, Euroclad Group, MOI Financial Consulting, National Resources Wales and SMS Environmental.



**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 previously occupying the part first floor, and currently occupying the ground floor.

The office benefits from the following specification;

- + Suspended ceiling with recessed LED lighting
- + Solid carpeted floor
- + Perimeter trunking
- + Fully fitted kitchen
- + Passenger lift
- + Gas central heating with radiators

**ACCOMMODATION**

The available accommodation consists of the following approximate areas;

Part First Floor                      3,840 sq ft    |    (356.72 sq m)

**CAR PARKING**

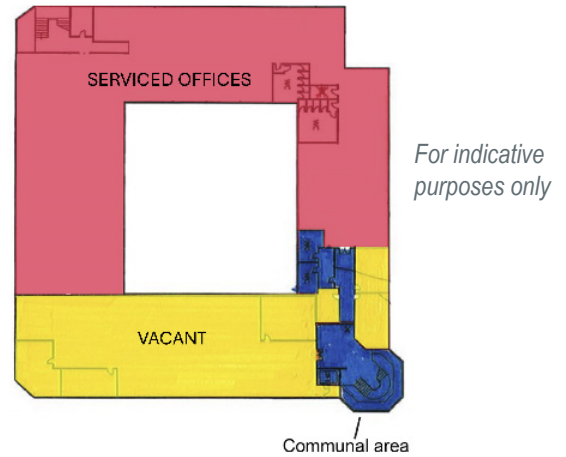
There are 10 car parking spaces allocated with the vacant area.

**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



**RENT**

The property is available at a quoting rent of £40,320 per annum exclusive.

**BUSINESS RATES**

We are informed that the rateable value of the vacant area is £33,500 and the rates payable for the year 2024/25 is £18,827.

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 / Luca Piazza  
 Email: rhys@emanuel-jones.co.uk  
 luca@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



September 2024

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.