

Eastern Business Park

CARDIFF • CF3 5EA



FLEXIBLE SPACE FROM 2,000 SQ FT UP TO 5,680 SQ FT

BUILDING THREE

SO MUCH MORE THAN A PLACE TO WORK

Eastern Business Park is more than just a workplace — it's a modern, campus-style environment designed for both productivity and well-being. With high-quality facilities, excellent transport links, and generous on-site parking, it also offers green spaces and on-site amenities creating a sense of community and balance.



BREEAM®
☆☆☆☆

In-Use
Very Good



Parking Ratio
1:250 sq ft
+ Visitor Parking



Additional spaces
on request



Multi-storey
car park



24 hour access/
and security



Landscaped
grounds

Strategically located on the eastern outskirts of Cardiff, the Park benefits from convenient access to the city centre and the M4 motorway.

Offering a diverse choice of modern workspace ranging from small starter suites to large, adaptable floorplates, catering to businesses of all sizes.



Raised access
floors



VRF air
conditioning



Suspended
ceilings



Recessed
LED lighting



Disabled
access &
facilities



Card entry
access



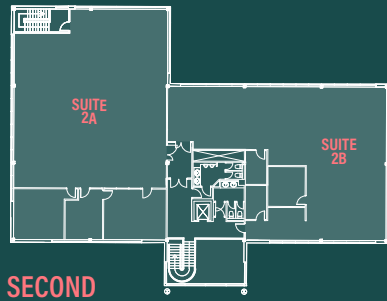
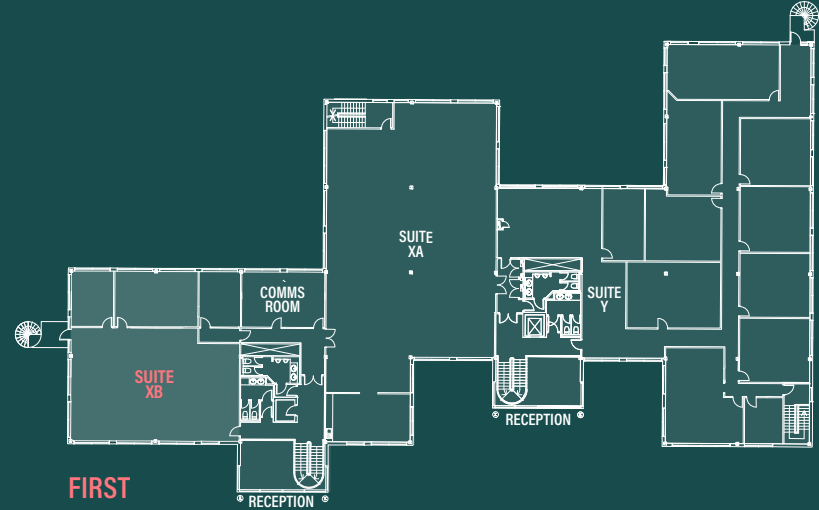
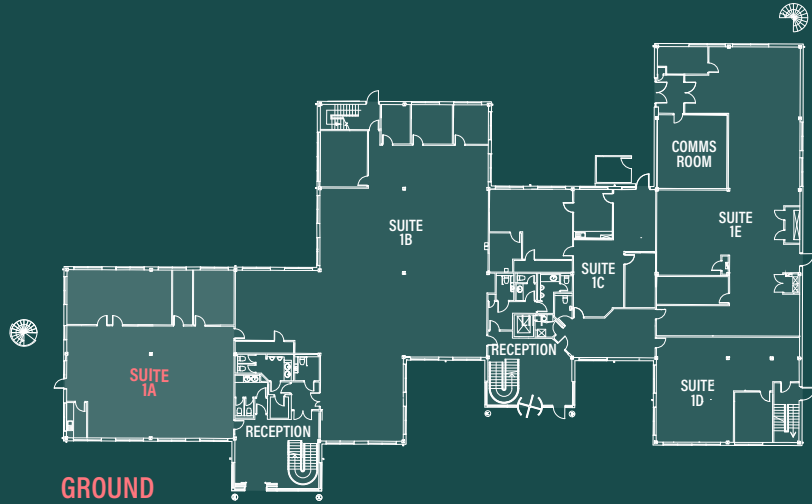
FLEXIBLE WORKING FOR EVOLVING BUSINESSES

DIVERSE WORKSPACE OPTIONS

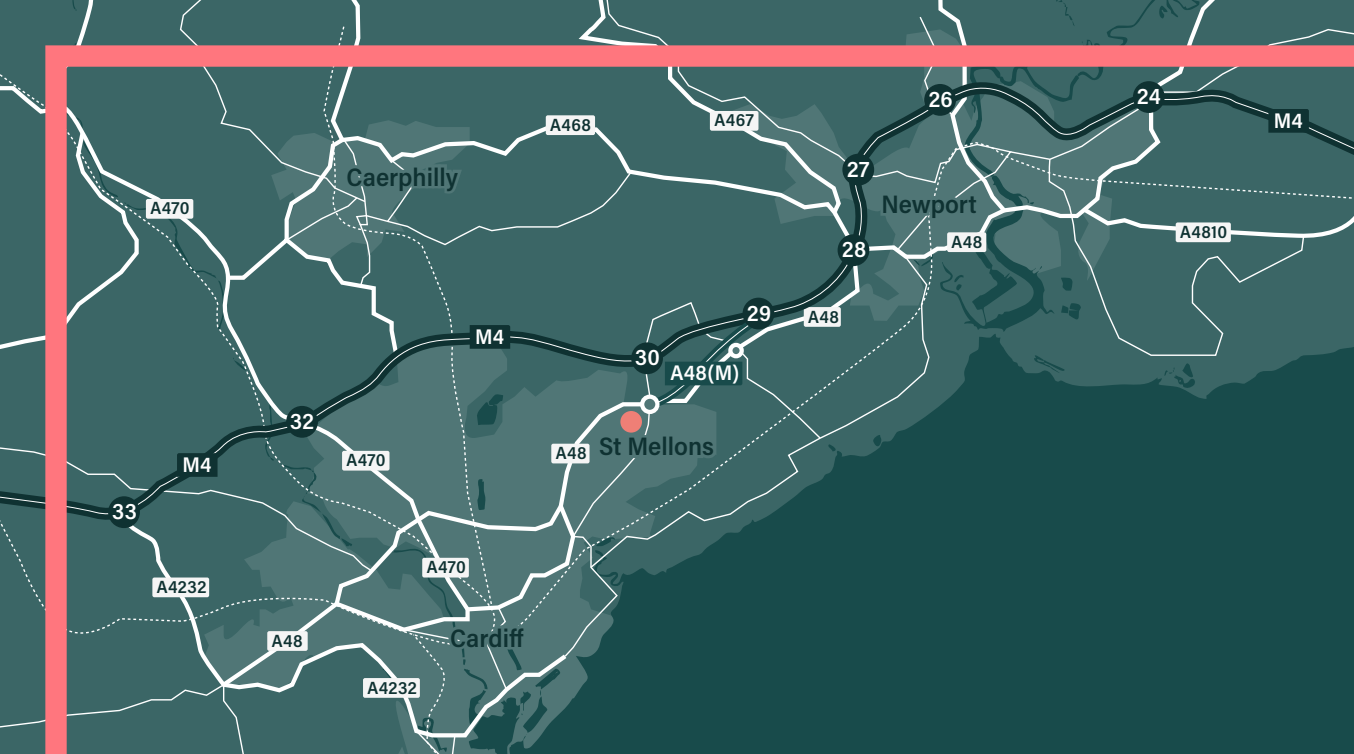
Building Three offers individual office suites from 2,000 to 5,680 sq ft on traditional leases. Occupiers benefit from access to informal breakout areas near the Building One restaurant. Parking is available at a 1:250 sq ft ratio, with additional spaces available by separate licence.



FLEXIBLE SPACE FROM 2,000 SQ FT UP TO 5,680 SQ FT



BUILDING THREE	SUITE	SQ FT	SQ M
GROUND	1A	2,200	204
FIRST	XB	2,000	186
SECOND	2A	3,200	297
	2B	2,480	230



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.

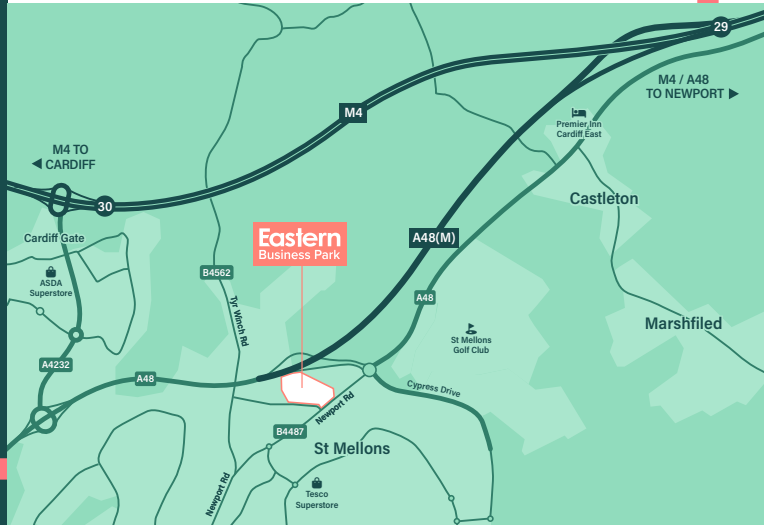
PUBLIC TRANSPORT

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.

PERFECTLY PLACED AT THE CITY-EDGE WITH CONVENIENT ROAD & BUS LINKS

TRAVEL TIMES	DISTANCE	TIME
Cardiff City Centre	5.7miles	16min
Newport City Centre	6.6miles	12min
Cardiff Airport	21miles	26min
Bristol	38miles	45min
Birmingham	110miles	2hr 20min
London Heathrow	130miles	2hr 20min

Source Google



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.

EPCs

Full details of the Energy Performance Certificates for Building 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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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. MARCH 2026.