

# Eastern Business Park

CARDIFF • CF3 5EA



WORKSPACE FROM 200 SQ FT - 4,410 SQ FT

## BUILDING TWO

# 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



Serviced  
Office Suites



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.



# FLEXIBLE WORKING FOR EVOLVING BUSINESSES

## DIVERSE WORKSPACE OPTIONS

### Serviced Offices

Move-in ready offices within Aspire from 194 sq ft to 872 sq ft, available on simple, all-inclusive 12-month terms. Occupiers benefit from shared breakout areas, fitted kitchen facilities, and full access to amenities within Building One.

### Traditional Office Suites

Larger office suites available up to 4,410 sq ft on traditional lease terms, offering occupiers flexible workspace within a campus environment with access to on-site amenities.



# FLEXIBLE SPACE FROM 200 SQ FT TO 4,410 SQ FT

BUILDING TWO	SUITE	SQ FT	SQ M
FIRST	LH Suite A	4,410	410
	Aspire 1	527	49
	Aspire 3	497	46
	Aspire 5	194	18
	Aspire 10	456	42
	Aspire 11 & 12	872	81



The Aspire Suite offers fantastic communal facilities and bright office spaces that can be customised to facilitate your work requirements.



12-month  
all-inclusive leases

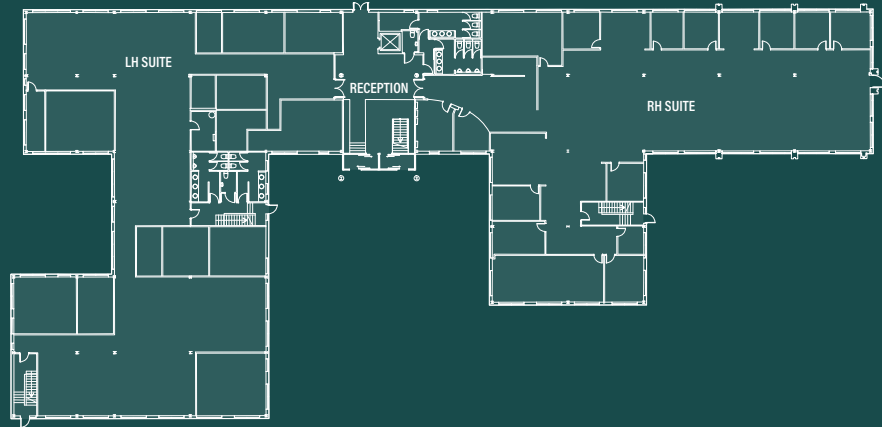


Informal  
breakout space

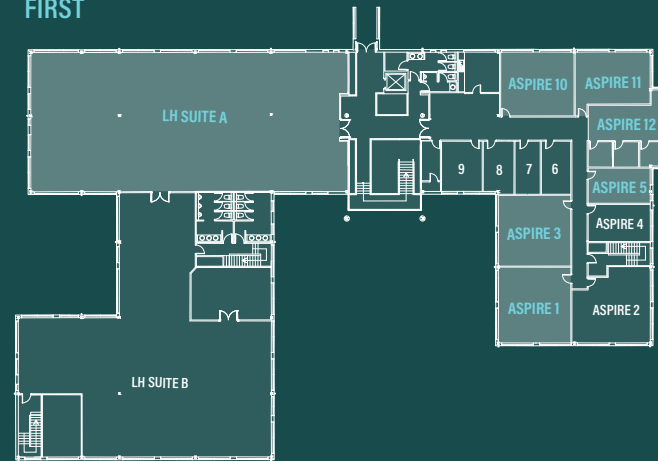


Communal fitted  
kitchen

GROUND



FIRST





### 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.

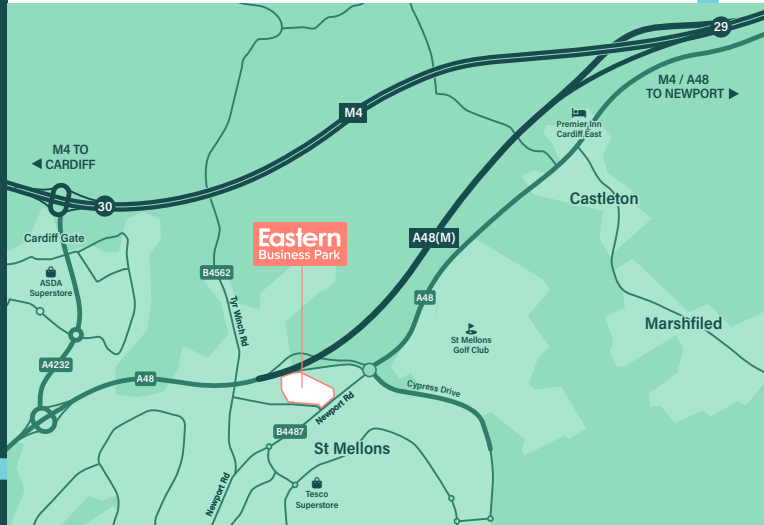
### PUBLIC TRANSPORT

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 Two 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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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.