

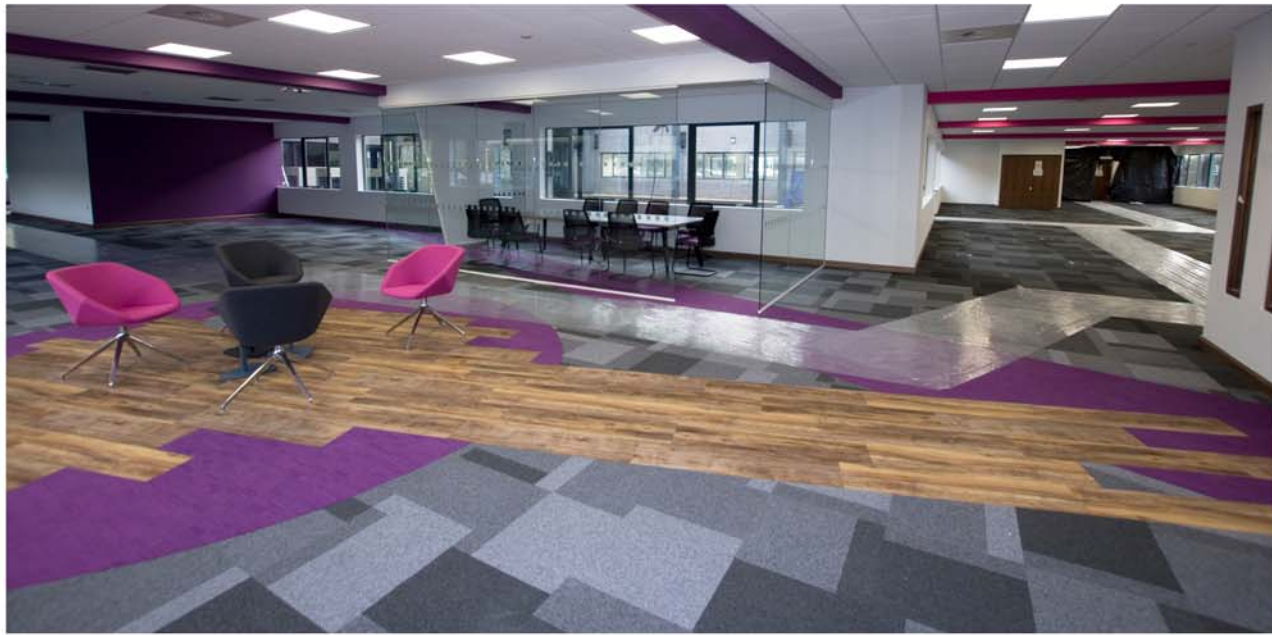
Severnside House

St.Mellons Business Park, Cardiff CF3 0EY

Detached Office Building with Parking

30,573 Sq. Ft (2,840 Sq.M)





Office Areas

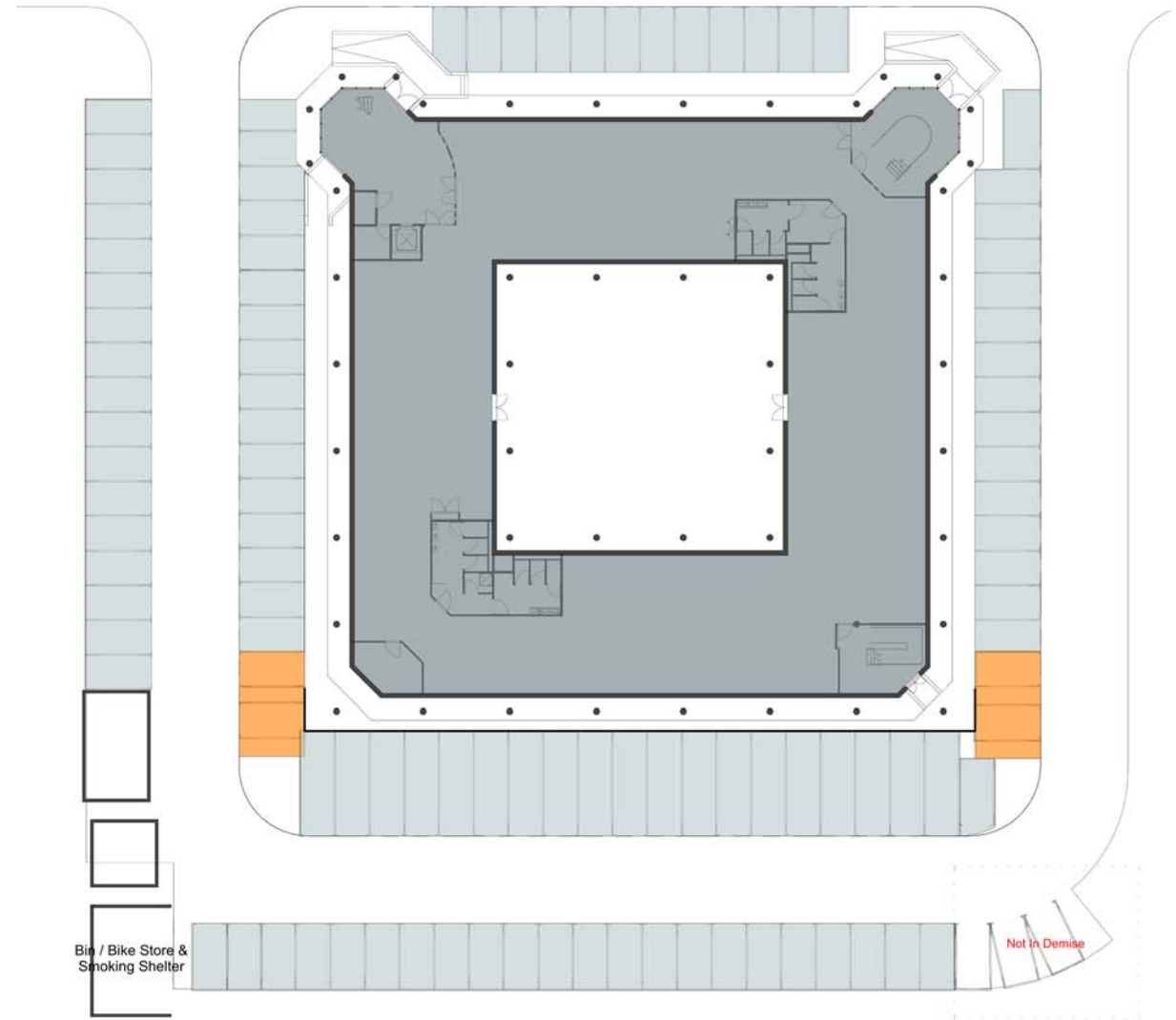
andrea



Common Areas

The Building

Severnside House is a self-contained, detached, modern office building providing office accommodation over ground, first and second floors. The property is designed to provide headquarters accommodation or can accommodate multiple occupation on a floor by floor basis. Each floor offers an open plan layout with the office footprint built around a landscaped central courtyard.



Accommodation:
IPMS3 Areas

Ground Floor	10,109 Sq.ft	939 Sq.m
First Floor	10,355 Sq.ft	962 Sq.m
Second Floor	10,109 Sq.ft	939 Sq.m
TOTAL	30,573 Sq.ft	2,840 Sq.m

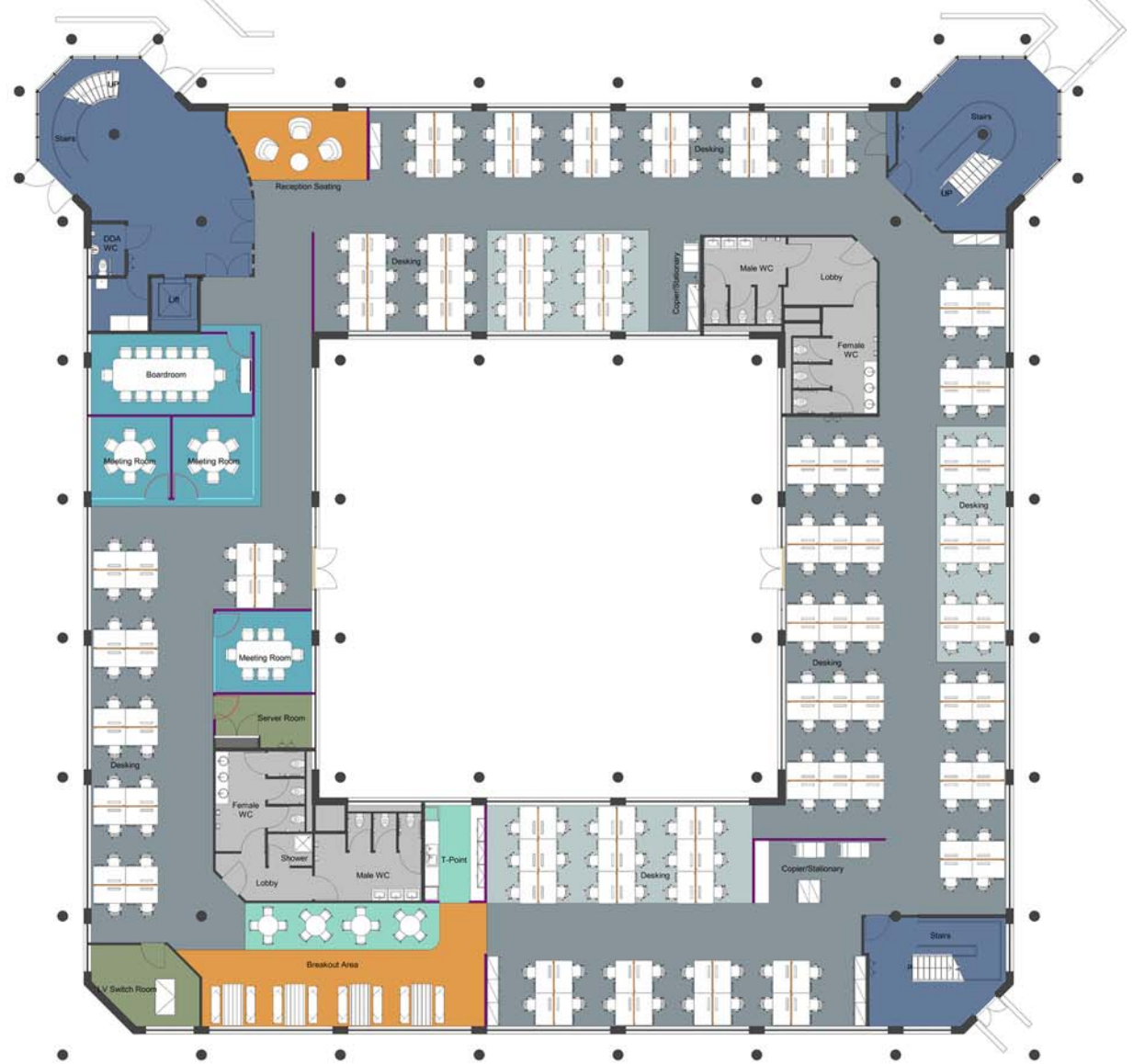
The property has a total site area of 0.96 acres

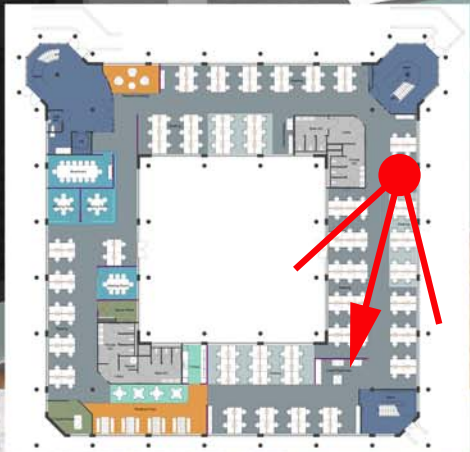
Concept Plan - Layout 1

Desking only

Accommodates:

- 164 Users
- 1 Large Meeting Room
- 3 Medium Meeting Rooms
- T-Point & Breakout Area
- Toilet Facilities
- Server Room





Concept Plan - Layout 1 - 3D Visual

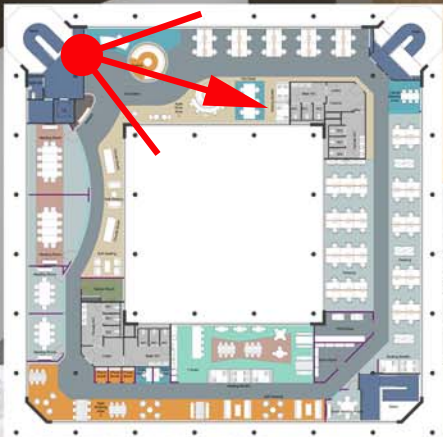
Concept Plan - Layout 2

Less Desking and More Agile Working

Accommodates:

- 64 Users & 65 Agile Working Locations
- Reception & Waiting Area
- 2 Large Meeting Rooms
- 3 Medium Meeting Rooms
- T-Point & Breakout Areas
- 3 Private Phone Booths
- Toilet Facilities
- Server Room





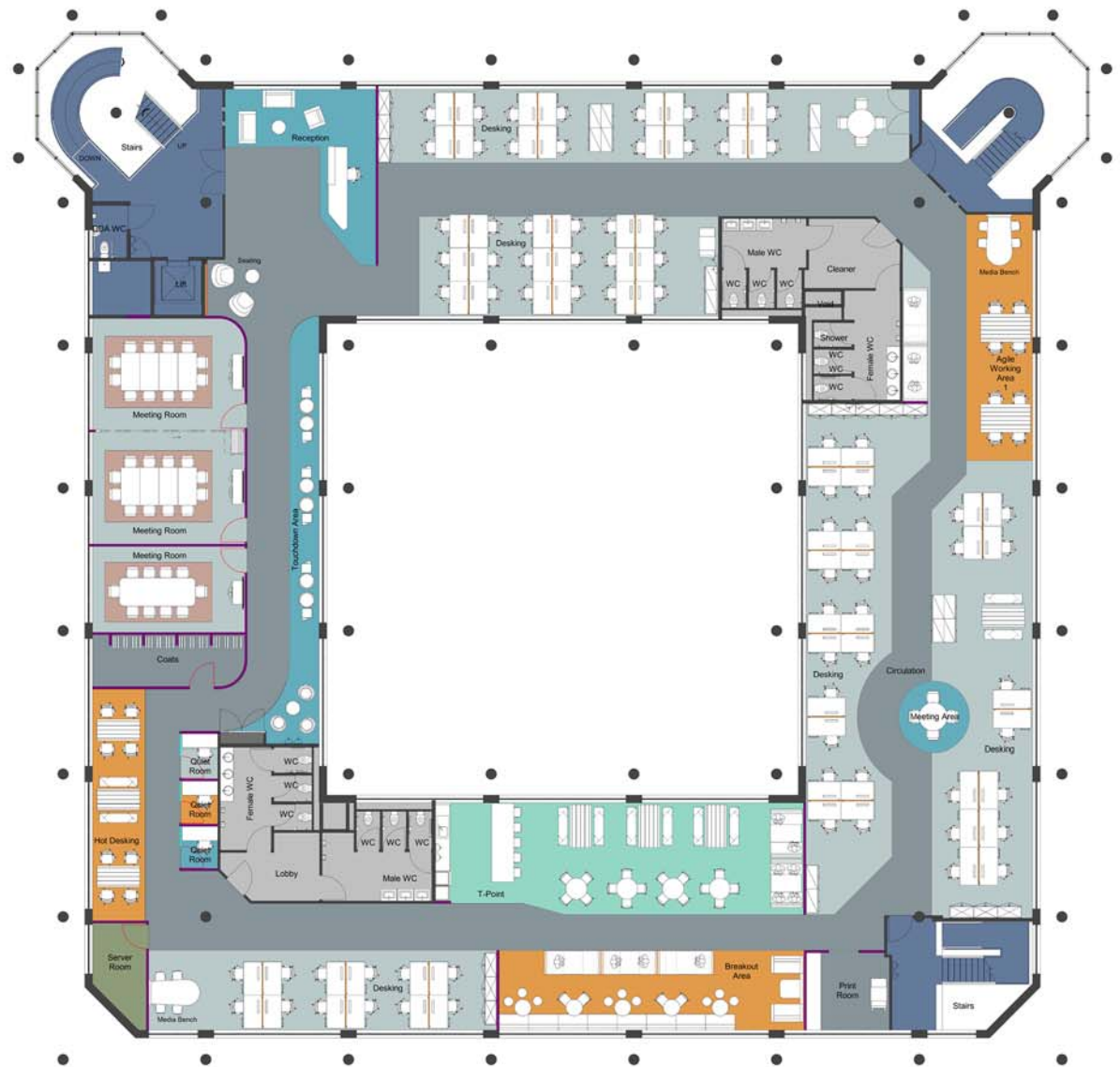
Concept Plan - Layout 2 - 3D Visual

Concept Plan - Layout 3

A Combination of 1 & 2

Accommodates:

- 76 Users & 45 Agile Working Locations
- Reception & Waiting Area
- 3 Large Meeting Rooms
- Coats Store
- T-Point & Breakout Areas
- 3 Quiet work Booths
- Toilet Facilities
- Server Room





Concept Plan - Layout 3 - 3D Visual

Specification

- Raised Access Floors
- Fully Carpeted
- Suspended Ceilings
- Recessed LED Lighting
- Aluminium Double Glazed Windows
- Male, Female & Disabled WC's
- Lift
- Fire Alarms
- Security
- Shower

EPC

The property has an energy asset rating of.....

Terms

The offices are available as a whole, floor by floor or as smaller individual suites. New effective full repairing and insuring leases will be granted or, alternatively, freehold or long leasehold/peppercorn sales will be considered.

Price/Rent

On application.

Rates

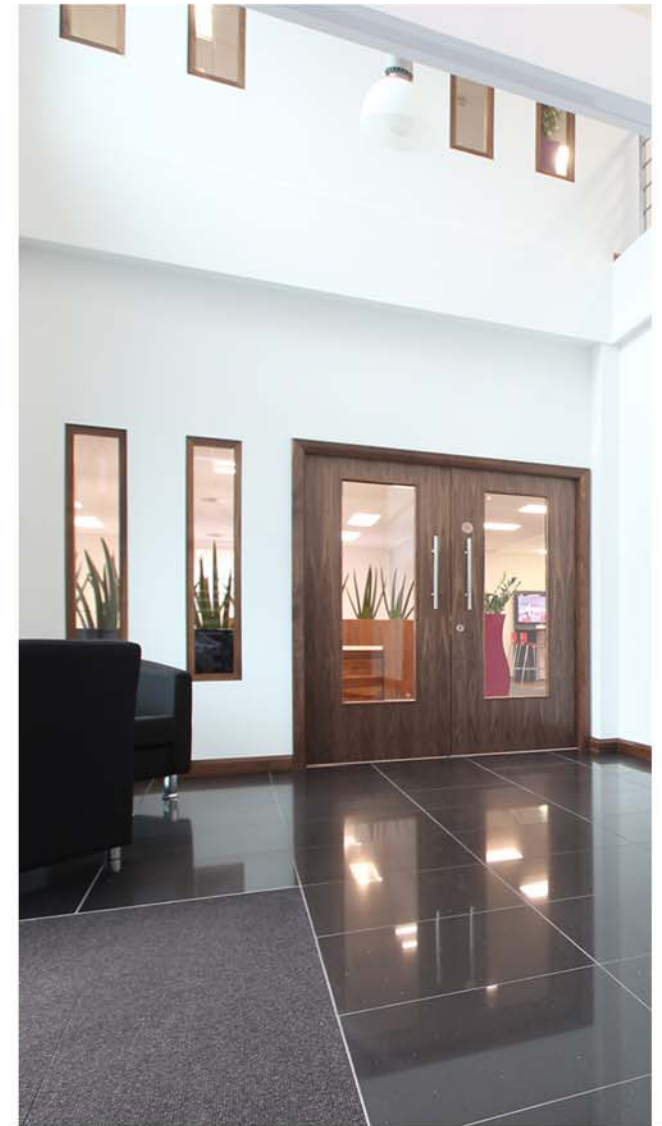
Occupiers will be responsible for business rates payable. Enquiries should be directed to the Local Authority on 02920 871 491

Service Charge

Occupiers will be required to contribute towards an annual service charge. Further details on request.

Viewing

Strictly by appointment with joint letting agents.



Gary Carver

T: 02920 368 963

E: GCarver@savills.com



Ben Bolton

T: 02920 346 376

E: Ben.Bolton@coark.com



John James

T: 02920 378 921

E: John.James@fletchermorgan.co.uk

Car Parking

A total of 106 car parking spaces are provided on-site, giving a ratio of 1 space per 288 sq.ft. net of office accommodation.

Public Transport Links

The building is located within close proximity to the proposed new Cardiff Parkway Railway Station. The proposed new facility will reduce travel time to Cardiff city centre to less than 10 minutes and it's successful delivery will help implement the new South Wales Metro strategy of enhanced connectivity through upgrading and integration of light rail and bus services across the region.



Amenities

Amenities in the immediate area:

- Tesco
- The Heron Marsh Pub
- St.Mellons Retail Park
- St.Mellons Golf Club
- 11 Miles from The Celtic Manor and the new Conference Centre



Location Plan



SAT NAV
REFERENCE:
Fortran Road
CF3 0EY

St. Mellons Business Park

8 miles East of Cardiff - 7 miles West of Newport
Excellent links to the M4 - J28 - 4.8miles, J30 - 3 miles





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Brochure: December 2019

