

# Quest House



## To let

### Newly Refurbished Offices in a Business Centre environment

Suites of various sizes available on totally flexible terms

St. Mellons Business Park, Cardiff - CF3 0EY

Various sizes - c.150 sq. ft. to 11,275 sq. ft.  
(14 sq. m. to 1,047 sq. m.)



# Quest House

Quest House is a newly refurbished office building in the established St Mellons Business Park, situated on the periphery of the city, beyond the congestion of central Cardiff in a mature landscaped environment.

A major refurbishment, including various facilities and a new heating system, has seen the creation of a unique business centre providing numerous office suites in a contemporary space, suitable for companies small and large.



✓ Ground Floor - 9 Business Centre Suites Remaining from 150 sqft to 2,165 sqft.

✓ New Kitchen and Meeting room

✓ External Meeting Pod

✓ All Office suites Air conditioned

✓ First Floor - 11,250 sqft open plan (can be split.)

✓ Recessed VDU compatible LED Lighting

✓ Newly landscaped courtyard

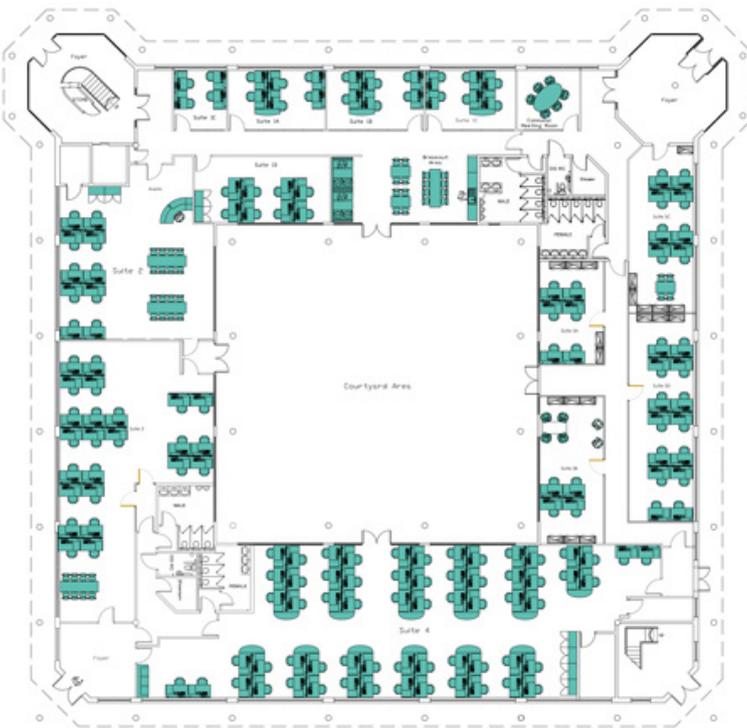
✓ Generous Car Parking

## Connectivity

- Newly installed Fibre leased line and Cat.6 cabling also newly installed.
- 200Mg bandwidth, capacity for 1Gbps ( 1Gig )
- Fibre to the cabinet present (FTTC)
- Wifi fully operational, both 'Guest' and 'Secure' options available.
- Backup option installed and immediately available 'just in case'.
- Managed broadband and Wifi service provided with 24 hour IT Support in place.



## Floor space



Proposed Ground Floor Layout

## Ground floor

Meeting Room	Communal
Kitchen	Communal
Suite 1A	Let
Suite 1B (6 workstations)	Available
Suite 1C (6 workstations)	Available
Suite 1D (8 workstations)	Under Offer
Suite 1E (4 workstations)	Available
Suite 2 - 1,050 sqft	Let
Suite 3 - 1,375 sqft	Available
Suite 4 - 2,650 sqft	Under Offer
Suite 5A	Let
Suite 5B	Let
Suite 5C - Flexible, partitions adjusted to suit	
Suite 5D - Flexible, partitions adjusted to suit	
Suite 5E	Let

## First floor

11, 250 Sq Ft – Open plan and immediately available. Divisible into suites designed to suite various size businesses.

## EPC rating - 67 (C rating)

## Financial Assistance

St Mellons is a Tier Two Grant Assisted Area. Cardiff Council can guide businesses looking to start up or locate in the city. Grant aid might not be a key reason for a company choosing a vibrant location like Cardiff, but the availability of grant can help reduce the risks of an investment. Cardiff Council and the Welsh Government's Inward Investment team can discuss suitability and the availability of a grant package which could provide a very competitive offer to qualifying businesses. Further information available on request



## Location



Situated just off the A48 (M), which provides direct access to Cardiff city centre (6 miles west) and Newport city centre (8 miles east). It is also within a short drive of the M4 motorway at junction 30.

Cardiff Parkway station (proposed and at an advanced stage of planning with Network rail) will be a 2minute drive away. That will provide access to the Cardiff Central (7 mins), Bristol Parkway (c.30 mins) and London Paddington (c.1.5 hrs)

## Car parking

64 car parking spaces are allocated to the building, a ratio of approximately 1 space per 350 sq ft. Additional overflow parking is freely available on the adjacent Cobol Road (Parking spaces either side of the road, no double yellow lines).

For further information, plans, images etc - please contact our agents. Available as a whole or in part.



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