



# DUNLEAVY HOUSE

CARDIFF

DUNLEAVY DRIVE, CARDIFF, CF11 0SN



**DUNLEAVY HOUSE**

## DESIGN YOUR SPACE

Nestled in the heart of Cardiff, Dunleavy House offers more than just office space-It's a workspace designed for your success.

Created with flexibility and functionality in mind, our semi-serviced offices provide everything you need to work smarter, not harder. We offer a comprehensive in-house design process. From the initial consultation to the final build, we ensure every detail is covered. You decide on how much space you need. Whether you're a growing team or an established enterprise, Dunleavy House is where innovation meets opportunity. With sustainable solutions, cutting-edge amenities, and a prime location close to Cardiff Bay, we create a work environment that inspires productivity and growth.





## ABOUT THE LOCATION

Dunleavy House is perfectly positioned on Dunleavy Drive, offering excellent connectivity and accessibility. Located adjacent to the PDR (A4232) dual carriageway and just minutes from the M4 (J33).

The surrounding area boasts a vibrant mix of businesses, including Nuffield Health, Active Quote, and NFU, along with the renowned International Sports Village. For shopping and leisure, Cardiff Bay Retail Park is right on your doorstep, featuring IKEA, ASDA, Sports Direct, Boots, and a variety of coffee outlets.

### Facilities & Perks

- Modern, collaborative design
- Dedicated on-site parking
- Passenger lifts & fully DDA-compliant facilities
- Fully air-conditioned
- Showers
- Break-out zones & kitchenettes
- Ladies, Gents & Disabled WCs
- Landscaped surroundings



## DUNLEAVY HOUSE



## OFFICE SPACES

Dunleavy House offers office spaces from 20ft<sup>2</sup> to 1000ft<sup>2</sup>, designed to suit businesses of all sizes. With flexible leasing options, you can choose the space and terms that work for you.

### What's Included:

- High-speed broadband and dual heating & cooling systems.
- Open-plan or partitioned layouts for maximum flexibility.
- Breakout spaces, kitchenettes, and secure 24/7 access.

Our plug-and-play offices are ready for your team to move in and start working.



 **KITCHENETTES**

**Our modern kitchenettes and breakout spaces are designed to help you unwind and recharge throughout the day.**

What You'll Find:

- Fully equipped facilities for snacks and meals
- Comfortable seating for informal conversations or quiet moments
- A clean and welcoming space to keep you energised

Break. Recharge. Connect.

## PRICING

**6 Person/Desk Office Space**

£800 pcm for 30sqm (approx)

**10 Person/Desk Office Space**

£1,340 pcm for 50sqm (approx)

**15 Person/Desk Office Space**

£2,000 pcm 75sqm (approx)

**25 Person/Desk Office Space**

£3,200 pcm 125sqm (approx)





**DUNLEAVY** HOUSE

## SEE FOR **YOURSELF**

Whether you need open-plan offices, private spaces, or something in between, we provide thoughtfully designed environments designed for your business needs. With modern amenities, flexible terms, and a commitment to quality, we're here to support your success.

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