



TO LET

Charterhouse II

Links Business Park, St Mellons, Cardiff, CF3 0LT

Offices – 575 sq ft (53.4 sq m) to 2,960 sq ft (274.9 sq m)

- **Recently refurbished, modern offices**
- **Ultra fast 1GB internet line available**
- **Excellent parking allocation**

Location

The property is situated at the entrance to Links Business Park, which forms part of the established St Mellons out of town location. St Mellons is located on the eastern side of Cardiff, which is accessible to both Cardiff City Centre (via A48 or A48M).

The St Mellons location benefits from good bus links to Newport and Cardiff.

Nearby amenities include public houses, petrol station, local shopping district, Tesco food store and St Mellons Golf and Country Club.

M4



3 miles

**Central
Cardiff**

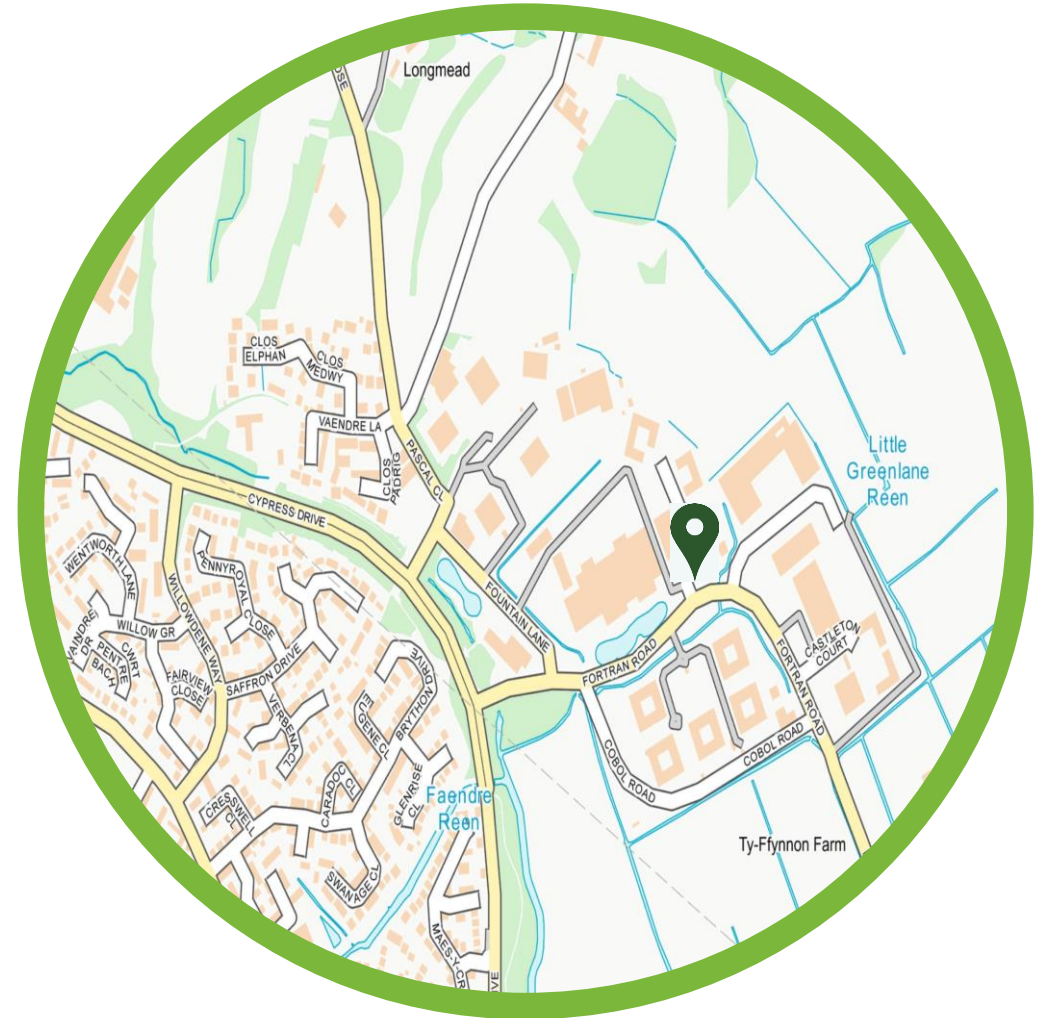


5 miles

Newport



8 miles



Promap Licence Number:
100022432

Promap
LANDMARK INFORMATION GROUP*

Accommodation

Description

The building has recently been refurbished to provide good quality, modern office accommodation and has been subdivided to provide self-contained offices on ground floor. Access is via a separate entrance door. The first floor accommodation can be let as whole (1,325 sq ft) or part (125 sq ft to 625 sq ft) and is self contained.

Parking

The accommodation has a total of 6 parking spaces available per floor.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

An ultra fast 1GB lease line is already installed and available for tenants.

Service charge is estimated at £2.50 per sq. ft. per annum.

Area	Sq ft	Sq m
Ground floor	1,635	151.9
First floor 1A	625	58
First floor 1B	575	53.4
First floor 1C	125	11.6
TOTAL	2,960	274.9

**Good quality
refurbished offices**



**LED
lighting**



**Onsite
parking 6 parking
spaces per floor**



**Suspended
ceilings**



**EPC Rating
C (54)**



Kitchen Facilities



Central Heating



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Cardiff City Council. Tel: 02920 872087 or (www.cardiff.gov.uk)

Business Rates

Small business rates relief is available for qualifying occupiers.

Energy Performance Certificate

The EPC Rating is C (54) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated. Short term flexible leases are available if required.

Rent

The property is offered to let for £12.50 per sq. ft per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

18 Park Place
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www.alderking.com

AK Ref: OY/AK/96884

Date: April 2022

Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



