



TO LET

4,618.13 sq m / 49,708 sq ft

Warehouse / Industrial
Premises with Fenced
Concrete Yard



LAKE SIDE

Fountain Lane, Cardiff CF3 0FB



CUSHMAN &
WAKEFIELD

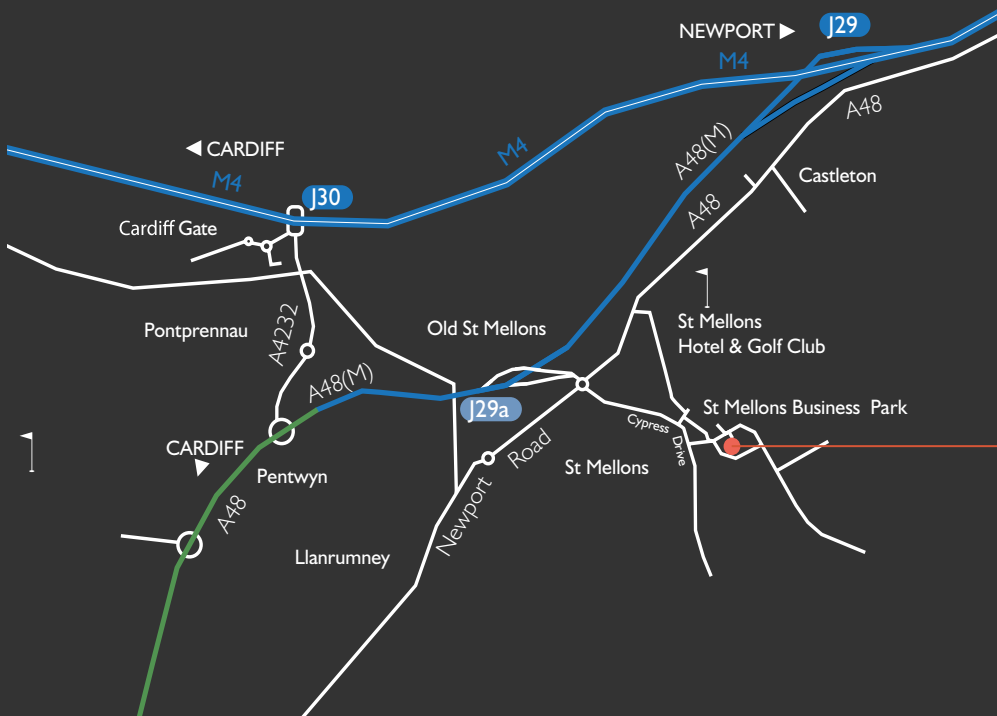
LOCATION

The premises are located on the well established St Mellons Business Park, approximately 6 miles to the east of Cardiff city centre. Newport city centre is 8 miles to the east.

The immediate location is well served by excellent transport links, with road access to the M4 (junctions 28, 29 and 30) provided via the A48 and A48M. The Park also benefits from strong public transport links, with regular bus services.

Nearby occupiers on the Business Park include Welsh Water, Environment Agency, Opus International, Virgin Media and Vinci Construction.

St Mellons Business Park Occupiers:









DESCRIPTION

Fountain House comprises an end terrace modern warehouse / industrial premises of steel frame construction, under a trussed roof, with a combination of blockwork and clad elevations and a concrete floor.

The warehouse benefits from a minimum eaves height of 6.00m and loading is via 2 dock level loading doors (2.69m width x 3.00m height) and a single level access loading door (3.00m width x 3.50m height) with ramped access, opening onto a secure (fenced) large surfaced yard at the rear.

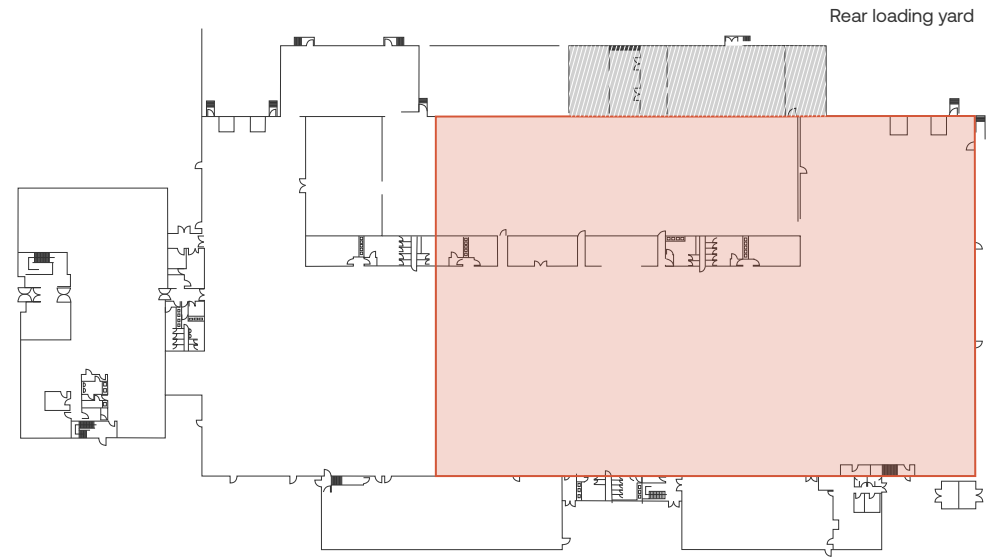
The property benefits from office and ancillary accommodation at ground and first floor level. Specification to the offices include suspended ceilings, perimeter trunking and tiled flooring.

-  **Open plan warehousing**
-  **6.00m minimum eaves**
-  **Level and dock level loading doors**
-  **Large secure (fenced) surfaced yard**
-  **Office and ancillary accommodation**
-  **Close proximity to the M4 and Cardiff city centre**

ACCOMMODATION

Main Warehouse	2,977.39 sq m	32,048 sq ft
Ancillary & WCs	241.52 sq m	2,600 sq ft
Internal Stores	968.74 sq m	10,427 sq ft
Offices (2 storey)	275.50 sq m	2,965 sq ft
Mezzanine	154.98 sq m	1,668 sq ft
TOTAL:	4,618.13 sq m	49,708 sq ft

In addition to the above stated GIA, further (self-contained) office space is available with accommodation ranging from 2,207 - 12,810 sq ft, available by way of separate negotiation.



For identification purposes only



Photos taken December 2022

TENURE

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

QUOTING

Rent on application.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

EPC

The property has been certified as having an EPC grade 'D' (68). A copy of the full certificate is available on request.

BUSINESS RATES

Rateable Value: £163,000
2023/2024 UBR: 0.535
Rates Payable: £82,390

Parties are advised to contact the local authority to confirm the business rates figures / payable information.

COSTS

Each party is to be responsible for their own professional (legal and surveyor) costs incurred in the transaction.

SERVICES

All mains services (gas, three phase electricity, water and drainage) are available to the property. Interested parties are advised to undertake their own investigations regarding connectivity, capacity and suitability for their needs.



Rear Loading Yard



Rear Dock and Level Access Loading Doors



CONTACT

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Design by **MartinHopkins**

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