

TO LET - OFFICES
AVAILABLE ON FLEXIBLE TERMS
Fountain Lane, Cardiff, CF3 0FB



251.49 - 1,190.09 sq m
(2,707 - 12,810 sq ft)

Property Highlights

- Self-contained, open plan office suites arranged over ground and first floor
- Available either as a whole or in part
- Allocated parking spaces
- Excellent road communications with regular public transport links

For more information, please contact:

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South West & Wales

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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, Environment Agency, Opus International, Virgin Media and Vinci Construction.

Description

Fountain House provides for fully self-contained office suites configured over ground and first floor accommodation, serviced by a central stairwell and pedestrian entrance. The space combinations allow for floorplates from 2,207 sq ft through to 12,810 sq ft, available either as a whole or in part.

Specification of the individual suites include predominantly open plan accommodation, suspended ceilings, a combination of raised floor boxes and perimeter trunking, air conditioning, carpeted floors and a floor to ceiling height of 2.50m. To the front of the premises are 27 allocated parking spaces, including 2 accessible spaces.

WC and kitchenette / tea point facilities are provided at both ground and first floor.

Tenure

Offered by way of a new lease for a term of years to be agreed. Flexible lease lengths will be considered.

Rent

On application.

Rateable Value

Rateable value from 1st April 2023: £80,000pa

VAT

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

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in any transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the prospective tenant. In submitting an offer, you agree to provide such information when Heads of Terms are agreed.

Viewing & Further Information

For additional information or to arrange a viewing, please contact:

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