

TO LET

CASTLETON COURT

ST MELLONS, CARDIFF

SAT NAV CF3 0LT



MODERN OFFICE ACCOMODATION

WITH ON SITE CAR PARKING

Accommodation from
703 sq ft (65.3 sq m) to
11,667 sq ft (1,083.9 sq m)



LOCATION

Castleton Court is located on the popular and established St Mellons Business Park. St Mellons is situated to the east of Cardiff and can be easily accessed via the A48 and A48M which provide good links to both the city centre and Junctions 29 and 30 of the M4 Motorway.

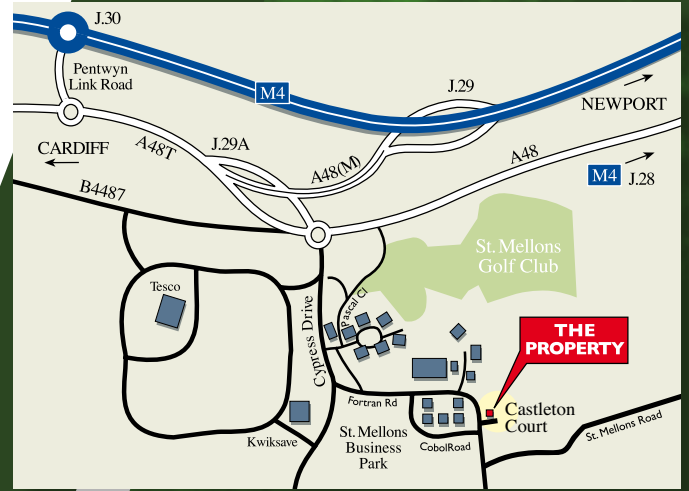
The main bus stop on Fountain Lane provides a regular bus service to Cardiff Central and St Mellons District Shopping Centre is with close proximity which includes a Tesco Supermarket. St Mellons Golf & Country club is also within a short drive of the business park.

High quality occupiers include Lloyds TSB, Environment Agency for Wales, Welsh Water, Virgin Media and Opus Consultancy.

DESCRIPTION

The office accommodation is set within an attractive court yard complex adjoining open countryside and benefits from the following specification;

- Suspended ceilings with recessed lighting
- Perimeter trunking
- Gas fired central heating
- Male & Female WC facilities
- Open plan flexible floor plates capable of division
- Generous onsite car parking



Plans are for identification purposes only. Not drawn to scale.

ACCOMMODATION

Please see attached schedule for current availability.

SERVICES

We understand all mains services are connected to the premises. We confirm 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.

TENURE

The accommodation is available by way of new Full Repairing & Insuring leases for a term of years to be agreed.

RENT

Please see attached schedule of accommodation and quoting rents

RATEABLE VALUE

We recommend all interested parties undertake their own investigations with Cardiff Business Rates Department on 029 2087 1510.

PLANNING

We have been verbally advised that the accommodation benefits from a B1a office consent under the Use Classes Order (1987). However, interested parties are advised to contact Cardiff City Council on 029 2087 2000.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent and service charge. Prospective purchasers should establish the VAT implications before entering into any agreement.



VIEWING

Strictly by appointment through
Alder King and Cooke & Arkwright:



Contact:
Owen Young
Alder King LLP
Tel: 029 2038 1996
oyoung@alderking.com



Contact:
Ben Bolton
Cooke & Arkwright
Tel: 029 2034 6376
Ben.bolton@coark.com

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

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 Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King / Cooke & Arkwright and accordingly we recommend you obtain advice from a specialist source.

Important Notice (Misrepresentation Act and Unfair Contract Terms Act) Please read carefully:

Alder King and Cooke & Arkwright for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Alder King or Cooke & Arkwright has any authority to make or give any representation or warranty whatever in relation to this property.

CASTLETON COURT

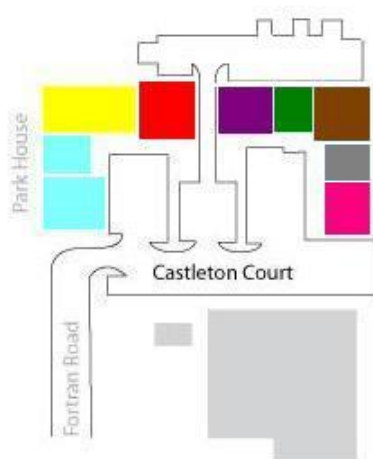
ST MELLONS, CARDIFF



Rent upon application

UNIT	BUILDING AREA	FLOOR AREAS
1	4,874 sq ft (461.6 sq m)	GF 940 sq ft (87.3 sq m)
		GF 703 sq ft (65.3 sq m)
		FF 1,614 sq ft (149.8 sq m)
		SF 1,617 sq ft (159.2 sq m)
2	1,815 sq ft (168.6 sq m)	GF 919 sq ft (85.4 sq m)
		FF 896 sq ft (83.2 sq m)
4	3,420 sq ft (317.7 sq m)	GF 1,724 sq ft (160.2 sq m)
		FF 1,696 sq ft (157.5 sq m)
6	1,558 sq ft (144.7 sq m)	GF 808 sq ft (75.1 sq m)
		FF 750 sq ft (69.7 sq m)

11,667 sq ft (1,083.9 sq m)



VAT:

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

RICS Code of Practice for Commercial Leases:
Please see <http://www.alderking.com/services/agency>.

Asbestos Regulations:

Under the Control of Asbestos Regulations 2006 (CAR Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained with the property. Failure to comply with the CAR Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Alder King's expertise and accordingly:-

- (1) Alder King makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Alder King strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

SUBJECT TO CONTRACT

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of Members is available at the registered office.

Energy Performance Certificate Non-Domestic Building



1 Castleton Court
Fortran Road
St. Mellons
CARDIFF
CF3 0LT

Certificate Reference Number:
9020-2044-0307-1980-9030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

70 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 557
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 48.52

Benchmarks

Buildings similar to this one could have ratings as follows:

21 If newly built
55 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate Non-Domestic Building



Unit 2 Castleton Court
Fortran Road
St. Mellons
CARDIFF
CF 3 0LT

Certificate Reference Number:
0574-3094-0812-0400-1021

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

69 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 215
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built
62 If typical of the existing stock

Energy Performance Certificate Non-Domestic Building



Unit 4 Castleton Court
Fortran Road
St. Mellons
CARDIFF
CF3 0LT

Certificate Reference Number:
9154-3062-0172-0990-9805

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

67 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 376
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 50.05

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built
60 If typical of the existing stock

Green Deal Information

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Energy Performance Certificate Non-Domestic Building



5A GROUND FLOOR
Unit 5, Castleton Court
Fortran Road
St. Mellons
CARDIFF
CF3 0LT

Certificate Reference Number:
0295-0522-0330-9290-6723

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

74 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 144
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 52.41

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built
71 If typical of the existing stock

Green Deal Information

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Energy Performance Certificate Non-Domestic Building



Unit 7 Castleton Court
Fortran Road
St. Mellons
CARDIFF
CF3 0LT

Certificate Reference Number:
0980-0337-3349-5602-1092

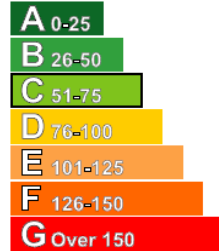
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 69 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 379
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 49.72

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built
61 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate Non-Domestic Building



Unit 8 Castleton Court
Fortran Road
St. Mellons
CARDIFF
CF3 0LT

Certificate Reference Number:
0940-0837-9449-2102-1092

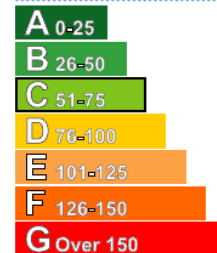
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 73 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 194
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 51.18

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built
60 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate Non-Domestic Building



Unit 9 Castleton Court
Fortran Road
St. Mellons
CARDIFF
CF3 0LT

Certificate Reference Number:
0950-0337-7679-5902-2096

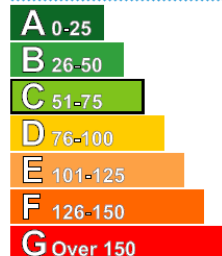
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 67 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 288
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 52.03
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

20 If newly built
53 If typical of the existing stock