



CASTLETON COURT

ST MELLONS, CARDIFF
SAT NAV CF3 0LT

TO LET



**MODERN OFFICE
ACCOMMODATION**
WITH ON SITE CAR PARKING

Accommodation from 703 sq ft (65 sq m)
to 11,667 sq ft (1,083 sq m)

Ultra Fast 1GB Broadband available

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 in the area include Welsh Water, Virgin Media, Shaws the Drapers and Capita Symonds.

DESCRIPTION

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

- Suspended ceilings with the latest LED lighting
- Underfloor trunking
- Gas central heating
- Male & Female WC facilities
- Open plan flexible floor plates capable of division
- Generous onsite car parking

ACCOMMODATION

Please see attached schedule for current availability.

SERVICES

We understand all mains services are connected to the premises.

TENURE

The accommodation is available by way of new flexible 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

The accommodation benefits from a BI office consent under the Use Classes Order (1987).

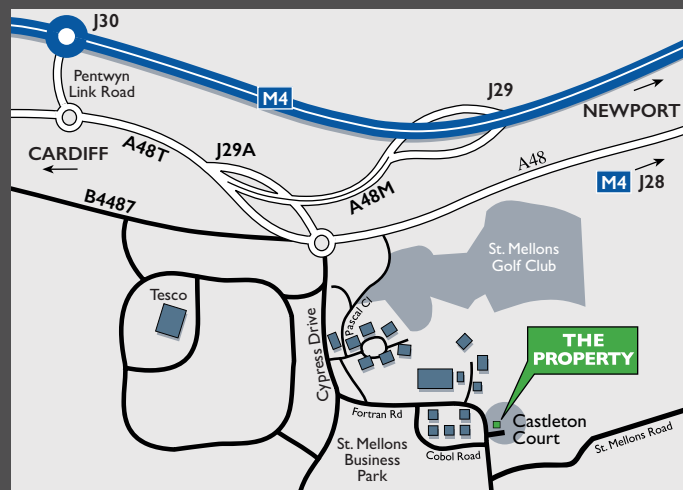
VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent and service charge.

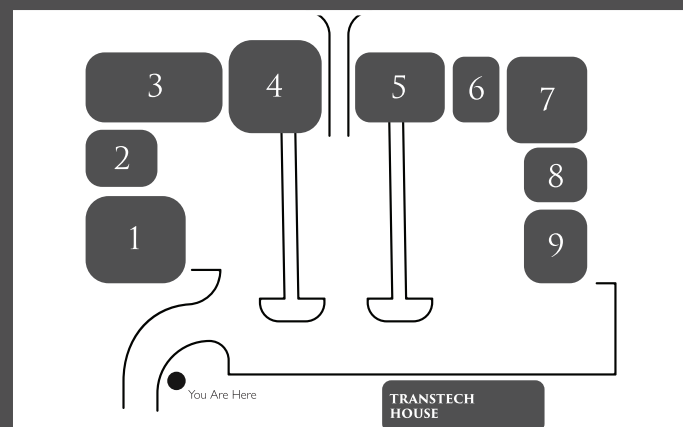
The Code for Leasing Business Premises in England and Wales 2007
Please see www.leasebusinesspremises.co.uk

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 and accordingly we recommend you obtain advice from a specialist source.



Plans are for identification purposes only. Not drawn to scale



VIEWING

Strictly by appointment through:



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

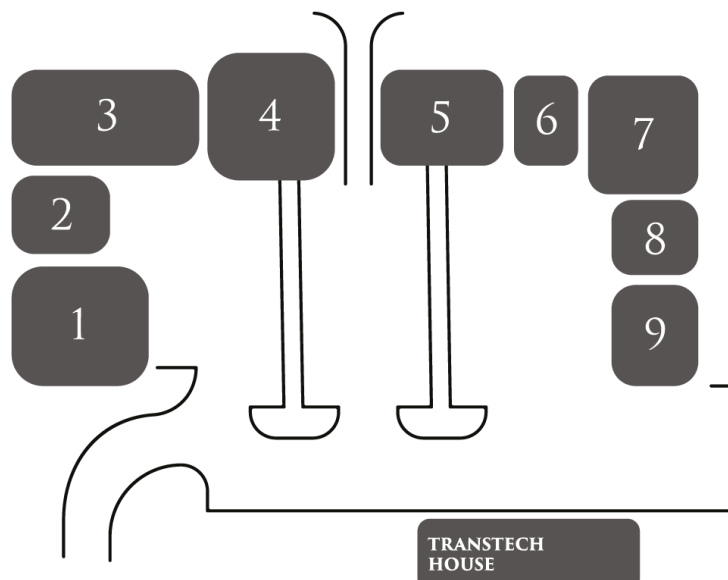
Alex Kaine
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Important Notice (Misrepresentation Act and Unfair Contract Terms Act) Please read carefully:

Alder King 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 has any authority to make or give any representation or warranty whatever in relation to this property.

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March 2019



Available Office Space - rent upon application

UNIT	BUILDING AREA		FLOOR AREAS		
1	4,874 sq ft	(461 sq m)	GF	940 sq ft	(87 sq m)
			GF	703 sq ft	(65 sq m)
			FF	1,614 sq ft	(150 sq m)
			SF	1,617 sq ft	(159 sq m)
2	1,815 sq ft	(168 sq m)	GF	919 sq ft	(85 sq m)
			FF	896 sq ft	LET
4	3,420 sq ft	(317 sq m)	GF	1,724 sq ft	(160 sq m)
			FF	1,696 sq ft	(157 sq m)
6	1,558 sq ft	(144 sq m)	GF	808 sq ft	LET
			FF	750 sq ft	LET

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.

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 within 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.