



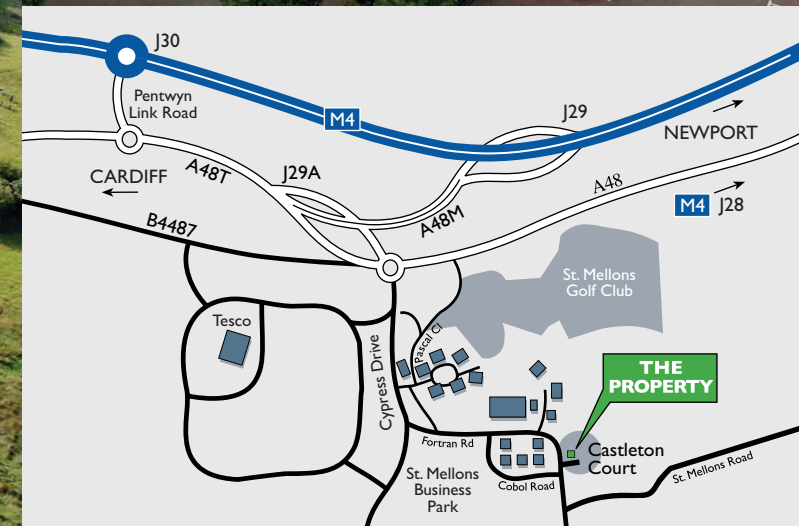
**CASTLETON
COURT**

HIGH QUALITY OFFICE ACCOMMODATION

SET WITHIN AN ATTRACTIVE COURT YARD COMPLEX
LOCATED ON ST MELLONS BUSINESS PARK, CARDIFF, CF3 0LT



CASTLETON COURT



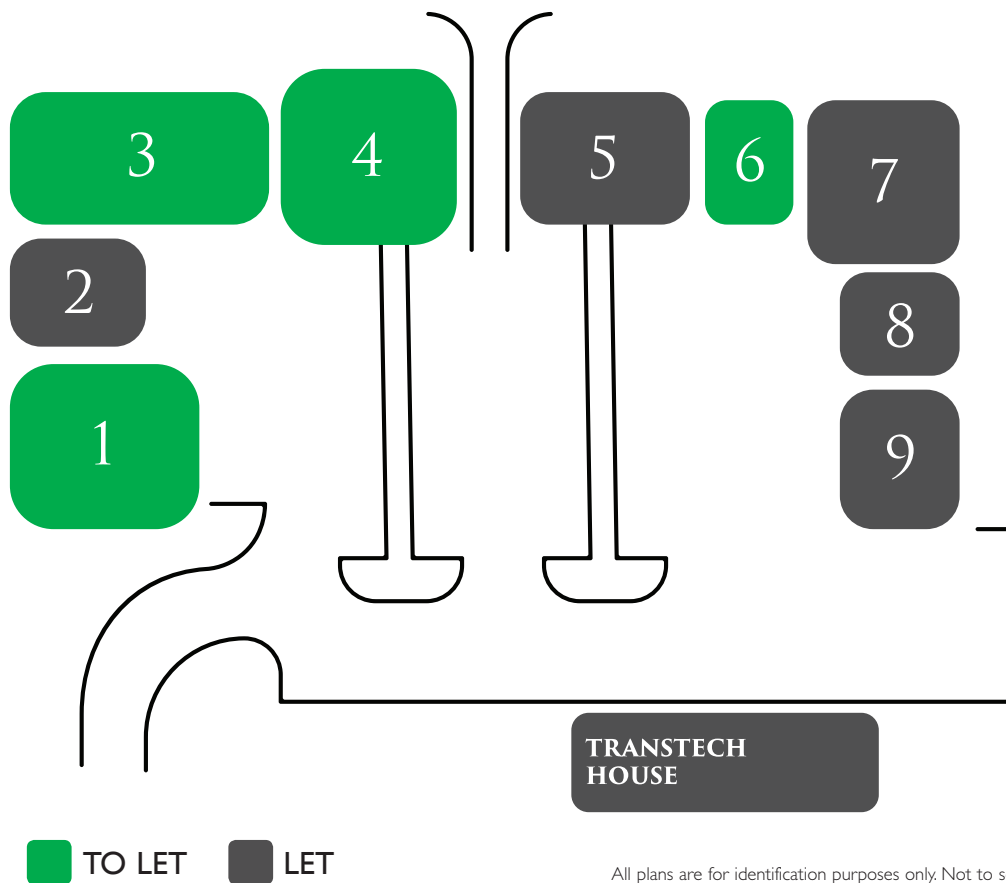
Castleton Court is located on the popular and well-established St Mellons Business Park. St Mellons is situated to the east of Cardiff and can be easily accessed via the A48 and A48M which provide good links to both the city centre and Junctions 29 and 30 of the M4 Motorway.

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

There are a number of high-quality occupiers in the area including Welsh Water, Virgin Media, Shaws the Drapers and Capita Symonds.

CASTLETON COURT, ST MELLONS BUSINESS PARK, CARDIFF





All plans are for identification purposes only. Not to scale.

AVAILABILITY

Below is the office availability and areas.

Unit	Area	Floor	Sq ft	Sq m
1	4,955 sq ft	GF	940	87
		GF	703	65
		FF	1,656	154
		SF	1,656	154
3	2,350 sq ft	GF Suite C	1,150	107
		FF Suite A	1,200	111
4	3,420 sq ft	GF	1,724	160
		FF	1,696	157
6	750 sq ft	FF	750	70





CONNECTIVITY

- Immediately available infrastructure
- Ultrafast 1GB fibre optic link
- Independent IP address for each office
- 50MB – 100MB capacity

CAR PARKING

- 113 car parking spaces in total
- Ratio of 1:250 sq ft
- Additional spaces available on licence

SERVICES

- All mains services available
- The Landlord manages the external landscaping, car parking, lighting and refuse etc by way of a service charge

SPECIFICATION

The office accommodation is set within an attractive court yard complex adjoining open countryside and benefits from:

- Suspended ceilings with the latest LED lighting
- Underfloor trunking
- Gas central heating
- Male, female & disabled WC's
- Open plan flexible floor plates capable of division
- Air conditioning (optional)

LEASE TERMS:

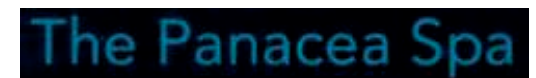
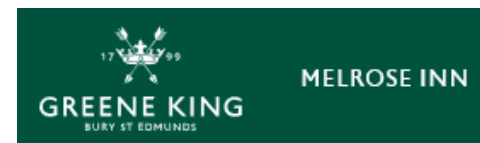
- Flexible and short term options available
- All inclusive rents available



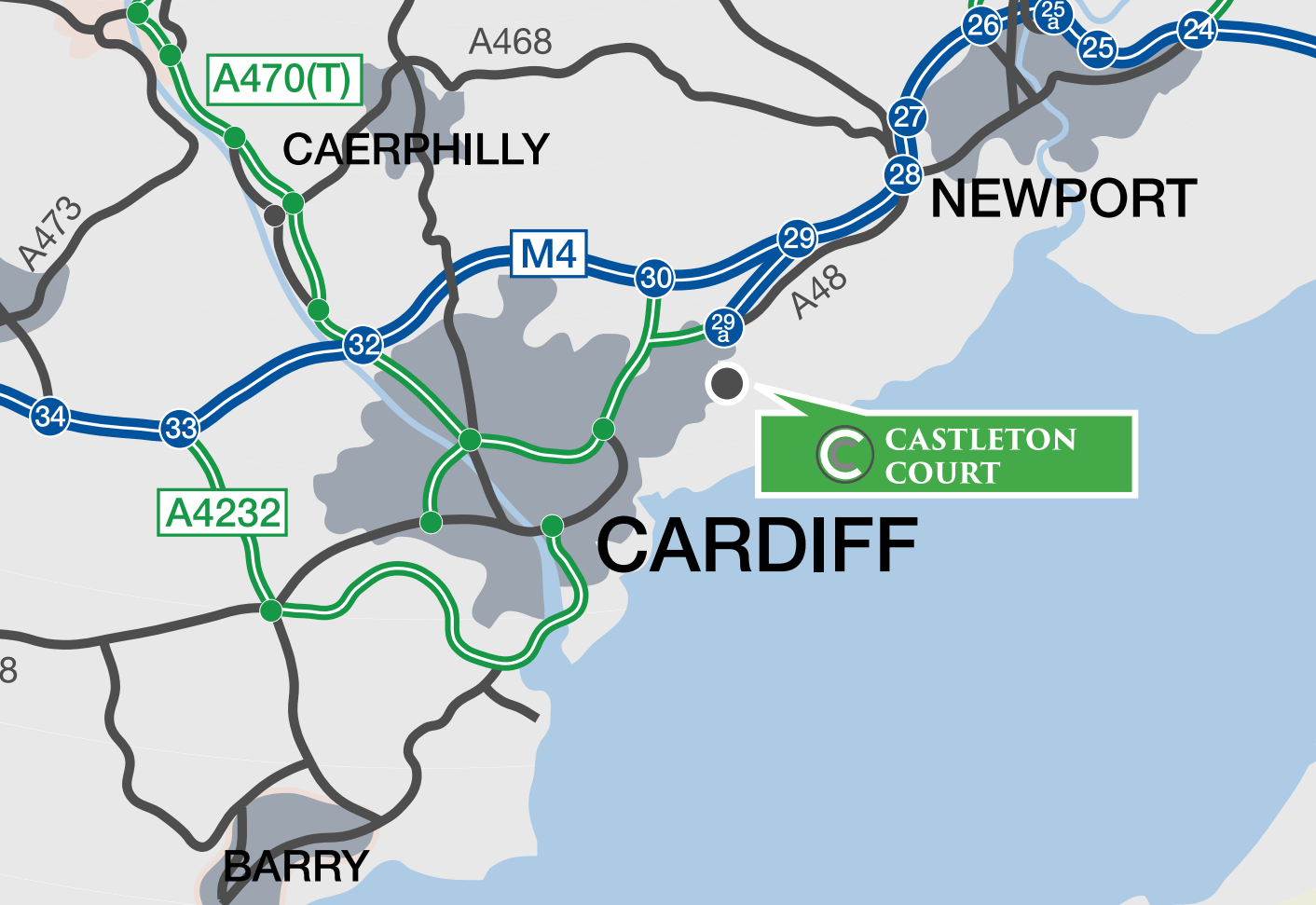
CASTLETON COURT

AMENITIES

Within less than a five minute drive from Castleton Court you have everything you could possibly want. Whether it be a run or lunchtime walk at the nearby Hendre Lake Park or some retail therapy, lunch or a relaxing spa or strenuous circuit session...



CASTLETON COURT, ST MELLONS BUSINESS PARK, CARDIFF



CASTLETON COURT

EPC

EPC's available on request.

TERMS & TENURE

The space is available on a leasehold basis for a term of years to be agreed. Flexible leasing terms available.

RENT

On application.

