

TO LET



FOUNTAIN HOUSE

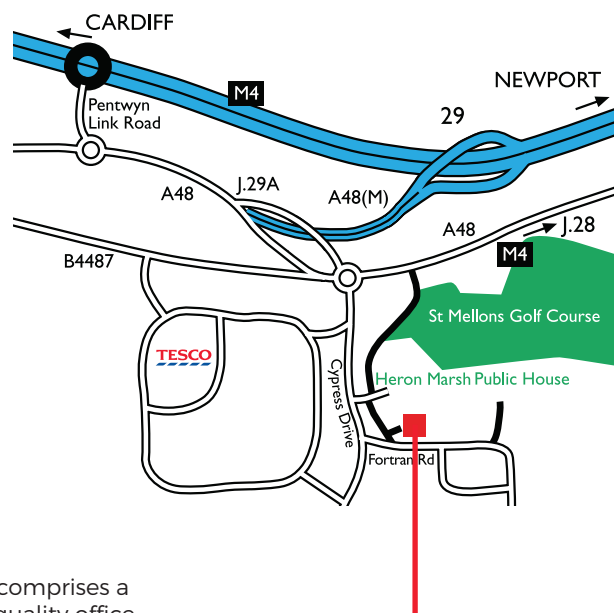
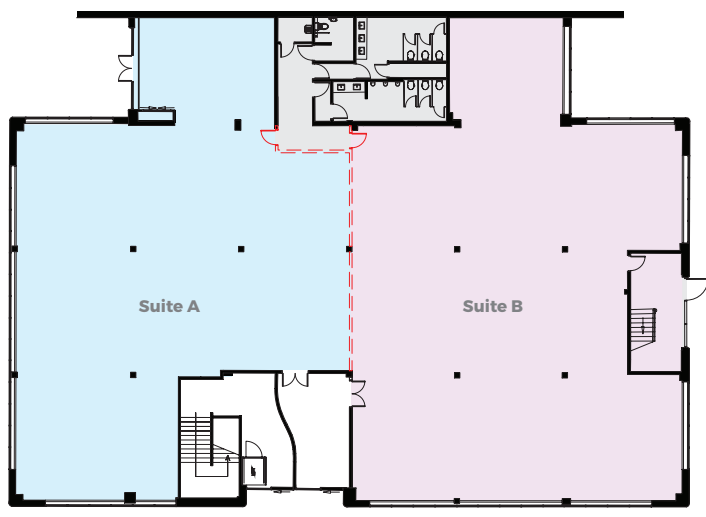
ST MELLONS, CARDIFF CF3 0FB

**OFFICE
ACCOMMODATION
FROM
3,821 TO 8,338 SQ FT
(355 TO 774 SQ M)**



**FOUNTAIN
HOUSE**

HIGH QUALITY, GROUND FLOOR OFFICE ACCOMODATION WITH 36 PARKING SPACES



DESCRIPTION

Fountain House is situated in a pleasant, mature landscaped setting and comprises a two storey office building which is due to be refurbished to provide high quality office accommodation. The available accommodation is situated on the ground floor and provides open plan accommodation, allowing occupiers to design their own internal layout.

Other national occupiers at St Mellons Business Park include Dwr Cymru Welsh Water, Lloyds Bank, Virgin Media, Arcadis Consulting and Kier Services.

ACCOMMODATION

The ground floor can be let in it's entirety, alternatively can be split to provide two office suites. Please refer to the below accommodation schedule:

	sq. m	sq. ft
Suite A	355	3,821
Suite B	398	4,284

TOTAL		
Ground floor	774	8,338

CAR PARKING

36 car parking spaces, a ratio of 1 space per 232 sq ft.

LEASE TERMS

The offices are available by way of a new effectively full repairing and insuring lease. Terms on application.

EPC

The offices have an Energy Performance Rating of 89 (Rating D).

GRANTS

The offices are situated in an area benefiting from Tier Two Regional Selective Assistance.

RATES

Tenant to be responsible for all rates payable.

Rateable Value £90,500,
Rates Payable £45,159 pa. (2017)

SERVICE CHARGE

A competitive service charge will be payable to cover the landlord's costs running and maintaining the building and estate.

SPECIFICATION will include:

- Raised access floor
- Suspended ceiling with new LED lighting
- Air conditioning
- Male, female and disabled toilets
- Double glazed aluminium windows
- Plastered and painted walls
- Carpeted throughout
- T Points

VIEWING

Strictly by appointment with joint letting agents:



Gary Carver 029 2036 8963
gcarver@savills.com



Chris Terry 029 2026 2288
chris.terry@cushwake.com

Important Notice

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