CASTLETON COURT



ST MELLONS, CARDIFF

SAT NAV CF3 0LT

TO LET



MODERN OFFICE ACCOMMODATION

WITH ON SITE CAR PARKING

Between 750 and 2,605 sq ft (69.7 to 242.0 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

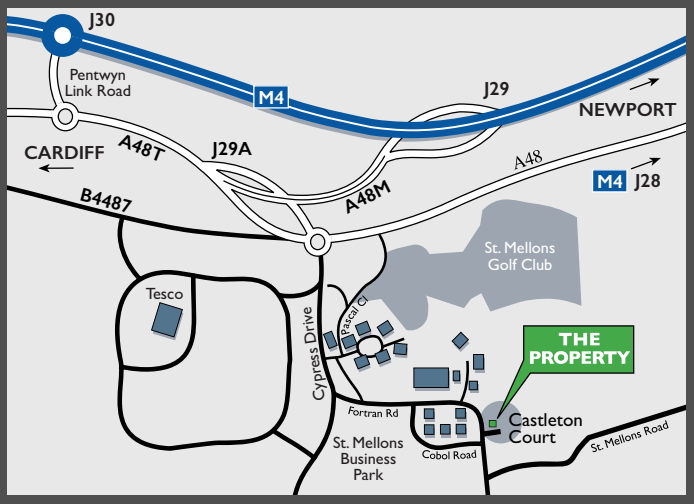
The accommodation benefits from a B1 office consent under the Use Classes Order (1987).

VAT

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

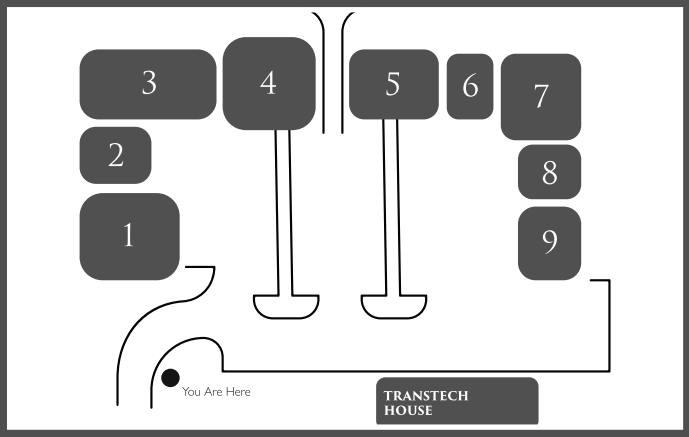
The Code for Leasing Business Premises in England and Wales 2007
Please see www.leasingbusinesspremises.co.uk

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 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:

alder king
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