

**FOR SALE / TO LET**



# FOUNTAIN HOUSE

1,436 SQ M (15,459 SQ FT)

AVAILABLE OFFICE SPACE FROM 3,821 TO 12,266 SQ FT (355 TO 1,140 SQ M)  
MAY ALSO BE SUITABLE FOR LABORATORY USE (SUBJECT TO PLANNING)

**ST MELLONS,  
CARDIFF  
CF3 0FB**



# FOUNTAIN HOUSE

**HIGH QUALITY OFFICE ACCOMMODATION WITH 66 PARKING SPACES  
SET IN A MATURE LANDSCAPED BUSINESS PARK**



## DESCRIPTION

Fountain House is situated in a pleasant, mature landscaped setting and comprises a two storey office building providing high quality office accommodation. The available accommodation is situated on the ground and first floors providing open plan accommodation, allowing occupiers to design their own internal layout.

There is scope to add a roller shutter door access to the side of the building for deliveries from a small service yard.

Other national occupiers at St Mellons Business Park include Dwr Cymru Welsh Water, Arcadis Consulting, Liberata UK, Virgin, Natural Resources Wales and Kier Services.

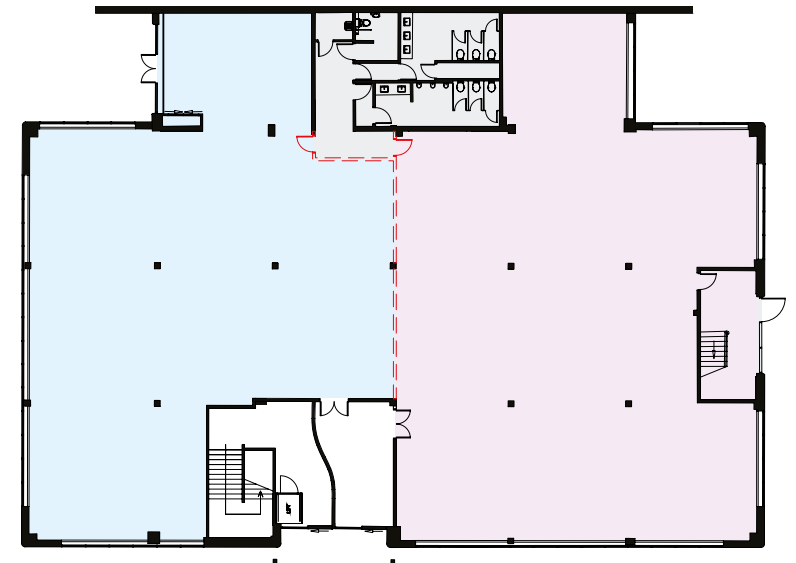
## SPECIFICATION

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

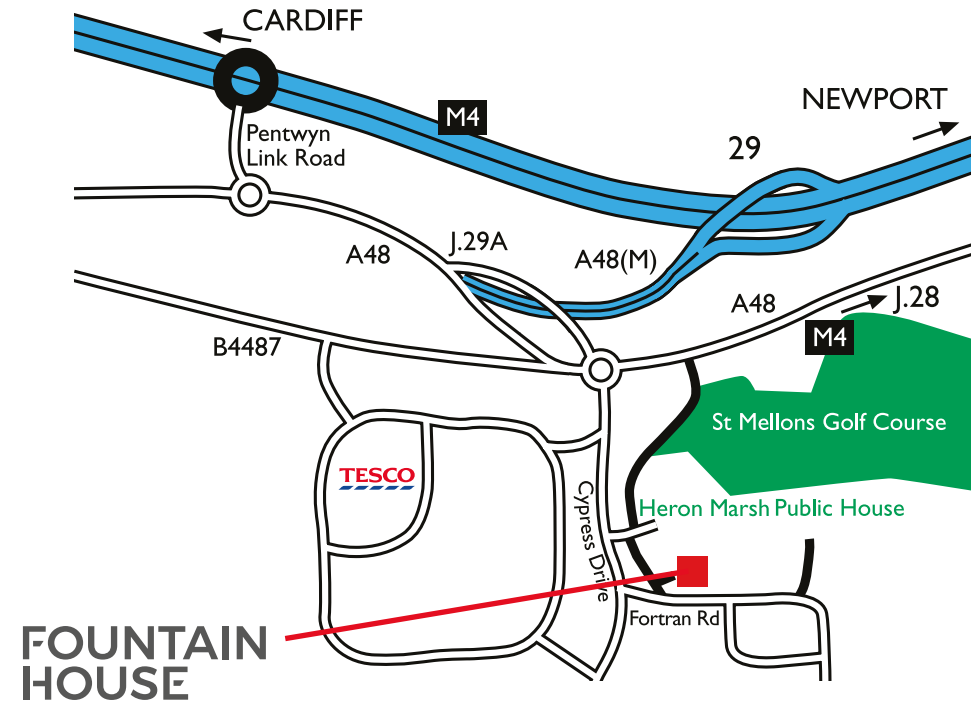
## ACCOMMODATION

	sq. m	sq. ft
<b>Ground Floor (available)</b>	<b>774</b>	<b>8,338</b>
<b>First Floor (available)</b>	<b>365</b>	<b>3,928</b>
<b>Let</b>	<b>297</b>	<b>3,193</b>
<b>Total</b>	<b>1,436</b>	<b>15,459</b>

The ground floor can be split to provide two suites of 3,821 sq. ft. and 4,284 sq. ft. as shown on floor plan.



Ground floor plan showing potential splitting options



### CAR PARKING

66 car parking spaces, a ratio of 1 space per 234 sq ft.

### TERMS

The offices are available to let by way of a new lease for a term to be agreed. Alternatively the property is available for sale. Further details are available on request.

### 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. Further details on request.

### SERVICE CHARGE

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

### VIEWING

Strictly by appointment with joint letting agents:

  
[savills.co.uk](http://savills.co.uk)  
**02920 368 900**

**Gary Carver**  
 029 2036 8963  
[gcarver@savills.com](mailto:gcarver@savills.com)

**Sam Middlemiss**  
 029 2036 8962  
[smiddlemiss@savills.com](mailto:smiddlemiss@savills.com)

  
**029 2026 2288**  
[cushmanwakefield.co.uk](http://cushmanwakefield.co.uk)

**Chris Terry**  
 029 2026 2288  
[chris.terry@cushwake.com](mailto:chris.terry@cushwake.com)

#### Important Notice

Cushman & Wakefield (and their Joint Agents where applicable) for themselves and for the vendors or lessor of this property for whom they act, give notice that: i) These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. ii) Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. iii) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. iv) The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. v) Any areas, measurements or distances referred to herein are approximate only. vi) Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. vii) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2020