



To Let

Fountain House comprises a 2-storey office building set in St Mellons Business Park.

- Excellent Parking Provision
- Suspended Ceilings with Recessed Lighting
- Male/Female/Disabled WCs
- Passenger Lift
- Established Commercial Location
- Recently Refurbished

Fountain House

Fountain Lane, St Mellons, CF3 0FB

2,616 sq ft

243.03 sq m

Reference: #84581

Fountain House

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Summary

Available Size	2,616 sq ft / 243.03 sq m
Rent	£8 - £10 per sq ft
Service Charge	£1.50 per sq ft
Car Parking	16 Allocated Car Parking Spaces
EPC	B (49)

Description

Fountain House comprises a modern two-storey office building located in St Mellons Business Park. The available suite is located on the 1st Floor, providing good quality cellular office space with a specification including: suspended ceilings with recessed lighting, raised access flooring, male/female/disabled WCs, air conditioning and kitchen facilities.

Location

Forming a part of the popular and well established St Mellons Business Park, Fountain House benefits from excellent transport links via the A48 and junctions 28 and 30 of the M4 motorway. The building also has good public transport links with regular bus services stopping directly outside of the property.

Occupiers in St Mellons include Welsh Water, Environment Agency, Opus International, Virgin Media and Vinci Construction.

Local amenities include St Mellons Golf Club and Country Hotel, The Heron Marsh Public House/ Restaurant and a Tesco Superstore.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Suite A	458	42.55	Available
1st - Suite B	404	37.53	Available
1st - Suite C	406	37.72	Available
1st - Suite D	349	32.42	Available
1st - Suite E	265	24.62	Available
1st - Suite F	315	29.26	Available
1st - Suite G	419	38.93	Available
Total	2,616	243.03	

Specification

- 10 parking spaces
- Suspended ceilings
- Recessed lighting
- Raised access flooring
- Male/Female/Disabled WCs
- Passenger lift
- Air conditioning
- Kitchen facilities

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