

# TO LET.



**Lakeside, Fountain Lane, Cardiff, CF3 0FB.**  
**Warehouse facility unit with Two Storey Offices.**  
**59,527 Sq Ft (5,530 Sq m) on a site of 4.8 acres.**





## Location.

Fountain Lane is located on the well-established St Mellons Business Park, approximately 6 miles to the east of Cardiff City Centre. Newport City Centre is 8 miles to the east.

The immediate location is well served by excellent transport links, with road access to the M4 motorway (Junctions 28, 29 and 30) provided via the A48 and A48M. The Park also benefits from good public transport links, with regular bus services.

Nearby occupiers on the Business Park include Welsh Water, Environment Agency, Opus International, Virgin Media and Vinci Construction.

## Description.

The property comprises a semi-detached modern warehouse / production unit of steel frame construction, under a trussed roof, with a combination of blockwork and clad elevations and a concrete floor.

The warehouse benefits from a minimum eaves height of 6.00m and loading is via 2 dock level loading doors (2.69m width x 3.00m height) and a single level access loading door (3.00m width x 3.50m height) with ramped access. Externally there is a securely fenced concrete yard to the rear. Additional car parking can be provided to the front and rear of the property.

The property benefits from two storey office and ancillary accommodation at ground and first floor level. Specification to the offices include suspended ceilings, perimeter trunking and tiled / carpet flooring.





Further information - [www.lakeside-stmellons.space](http://www.lakeside-stmellons.space)



# Accommodation.

The property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse / Production	3932.86	42,048
Ancillary & WCs	227.16	2,445
Ground floor office	148.13	1,594
First Floor office	137.95	1,485
Mezzanine	154.98	1,668
<b>Total</b>	<b>4,601.08</b>	<b>47,857</b>

In addition, there are two storey self contained offices to the front that measures 1,084 Sq m (11,670 Sq Ft) and are available separately or combined

# Rental Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

# Quoting Rent.

Rent on application

# Rateable Value.

Warehouse - £163,000 (2023 List)  
Rates currently payable are - £87,205 per annum.

Office - £80,000 (2023 List)  
Rates currently payable are - £42,800 per annum.

# EPC.

Energy Performance Certificate Asset Rating 'D' (68).

A copy of the certificate is available upon request.

# AML.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

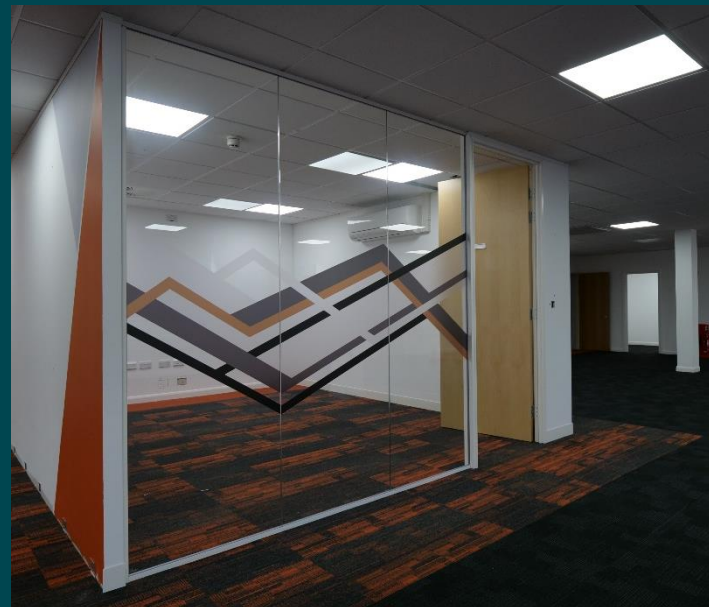
# VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

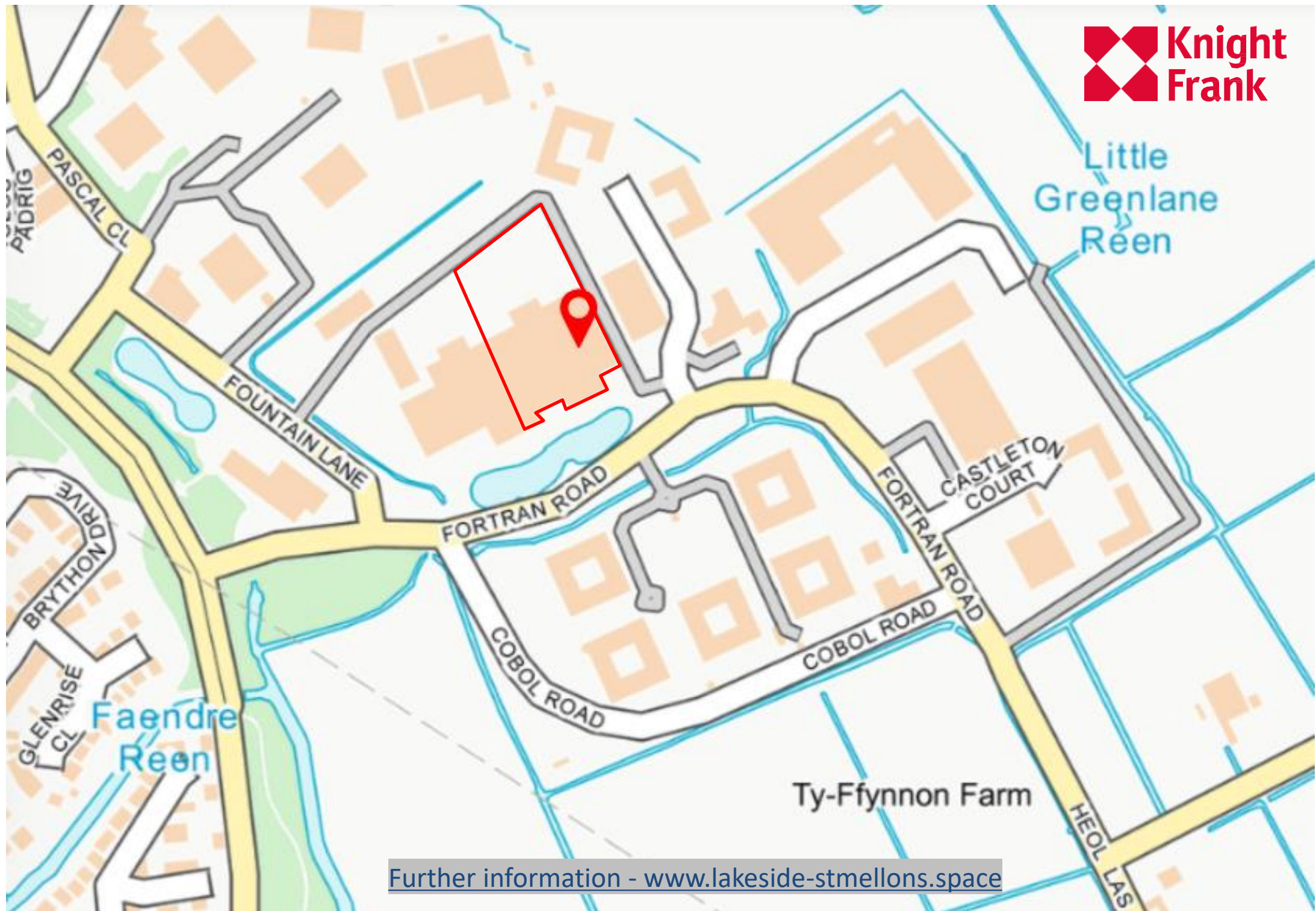
# Services.

All mains' services (gas, three phase electricity, water and drainage) are available to the property. Interested parties are advised to undertake their own investigations regarding connectivity, capacity and suitability for their needs.









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# Contact.

For further information, or to arrange a viewing, please contact Neil Francis or Emily Wilson.  
Alternatively, you can contact joint agents Jenkins Best on 029 2034 0033.



Cardiff

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## NOVEMBER 2023- SUBJECT TO CONTRACT

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Particulars dated December 2023. Photographs December 2023.

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