

Britannia House No.1 Caerphilly Business Park

South Wales

SatNav: CF83 3GG



- Air conditioned offices – range of suites available
- On-site restaurant and crèche
- Very generous parking available
- 1 million people within 45 min drive time

Caerphilly offers a great variety of sporting and recreational activities from walking and cycling to shopping and eating out.

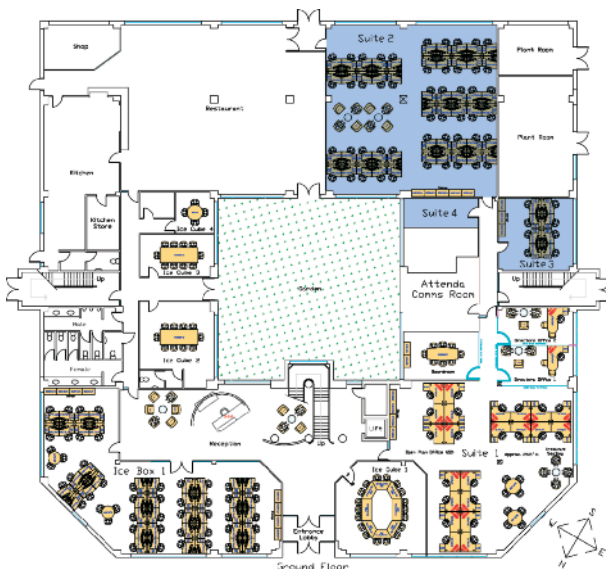


Location and services

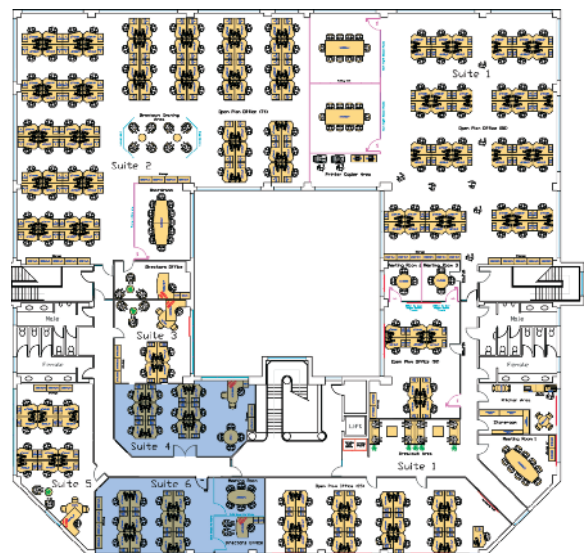
- Caerphilly is strategically located 7 miles north of Cardiff city centre with Newport 10 miles to the east
- The Caerphilly Business Park is the closest business park to Cardiff offering potential occupiers the chance to bid for Objective One funding
- Walking distance to town centre railway/bus stations, shopping centre and Morrisons superstore
- Good road access is afforded via A468 and A470 providing fast links to the M4 at junctions 28 and 32 respectively
- Cardiff phone number and post code
- 1 million people resident within 45 minute drive time

Indicative space plans

Ground Floor (SEE PAGE 7 FOR LARGER SCALE PLAN)



First Floor (SEE PAGE 8 FOR LARGER SCALE PLAN)



SHADED AREAS INDICATE SPACE THAT IS AVAILABLE



Quality and flexibility at a cost effective price

Specification details

The immediately available offices have been completed to a high standard with features including;

- Raised floors (225mm void)
- Suspended ceilings
- VDU compatible lighting
- Air conditioning
- Gas-fired central heating
- Passenger lift
- Quality reception
- CCTV
- Entrance barrier/site security
- Full catering restaurant & shop
- Good connectivity (ADSL and fibre optic connection)
- DDA access and facilities
- Double glazed windows with blinds and tilt/turn operation
- Back-up generator

Schedule of accommodation

GROUND FLOOR

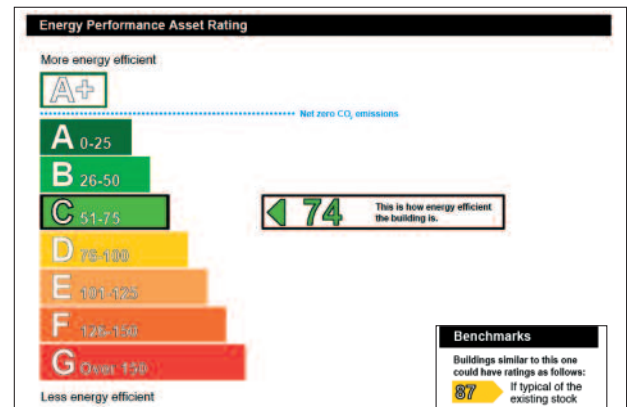
Suite 1	Let to UES Energy
Ice Box 1	Let to Welsh ICE
Suite 2	Newly Available - 2,000 sq ft (186 sq m)
Suite 3	Newly Available - 450 sq ft (41.8 sq m)
Suite 4	Newly Available - 181 sq ft (16.8 sq m)

NB. Suites 2, 3 and 4 can be occupied as one suite.

FIRST FLOOR

Suite 1	Let to Attenda
Suite 2	Let to Innovation Group
Suite 3	Let to Blackwood Embedded Solutions
Suite 4	Newly Available - 600 sq ft (56 sq m)
Suite 5	Let to DW Studios
Suite 6	Newly Available - 850 sq ft (79 sq m)

Energy Performance Certificate



For a full copy of the EPC, please refer to the agents.



Masterplan of Caerphilly Business Park



	Building Name	Tenant
1	Britannia House	Available Offices & Restaurant
2	Bryn House	Creditsafe
3	Brecon House	Children & Family Court Advisory Service (CAFCAS)
4	Bridge House	Disability Wales
5	Bevan House	Sense Cymru
6	The Lodge	Crèche & Hotel
7	Orchard House	Team Metalogic
8	Phase 3A	NHS Offices
9	Brooke House	Drivers Direct
10	Phase 4B	Village Healthcare
11	Phase 5A	Caer Health
12	Phase 5B	DS Smith Packaging

“Innovation Group wanted to settle their business in Caerphilly due to the talent pool in and around the area and deciding to move to the Caerphilly Business Park was an easy decision. We were able to take advantage of the fantastic staff facilities available – the restaurant and coffee shop together with the crèche and plentiful adjacent parking. We are delighted with the offices, the expansion potential and proximity to the station. The Service provided by the Landlord was second to none and they made ‘doing business’ very easy indeed.”

Paul Wozencroft, Managing Director – Innovation Group, Underground Services

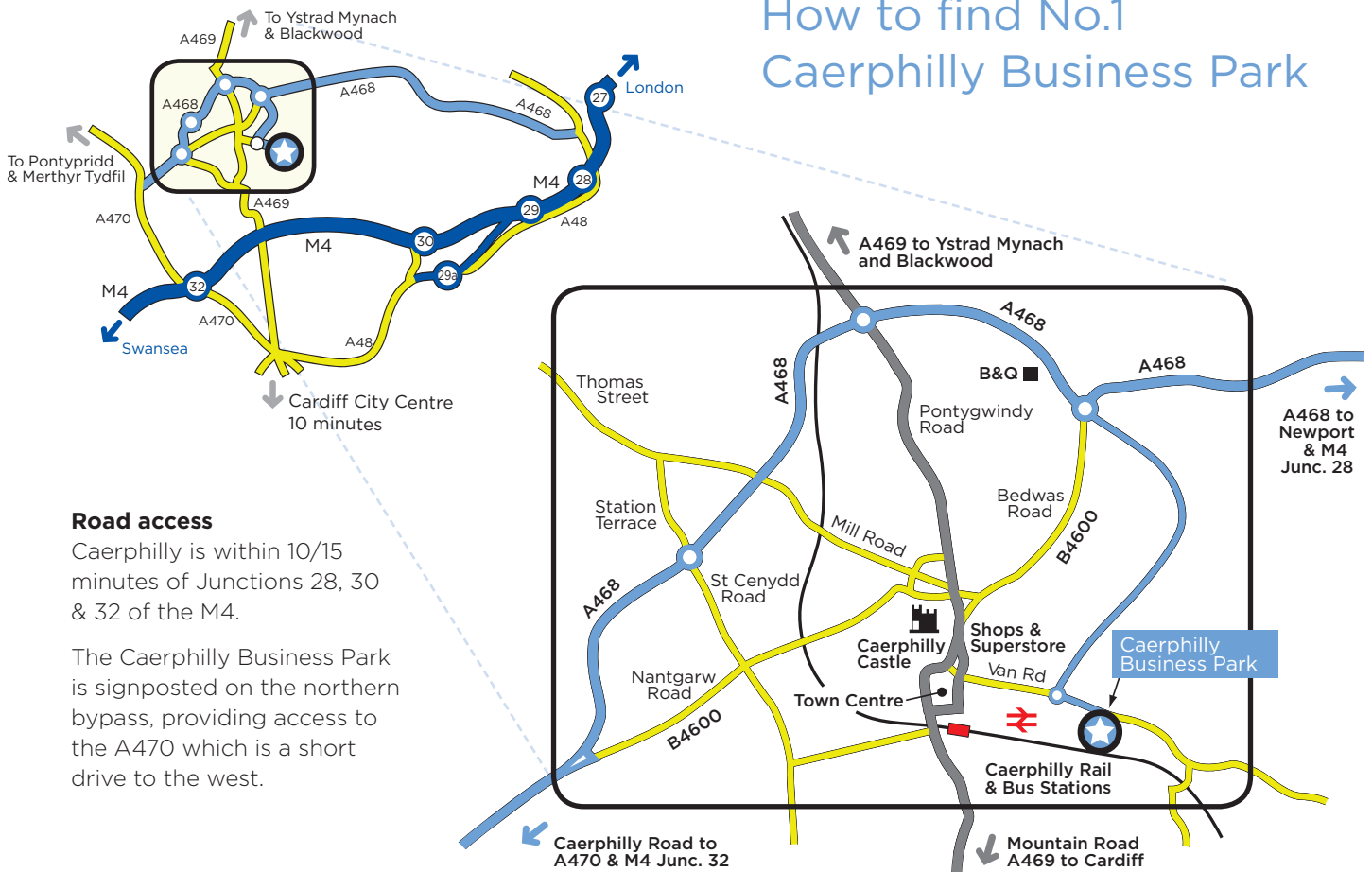
No.1 for facilities



On-site Crèche

- Restaurant with Coffee Shop offering full catering service
- Crèche with play garden and 'school-run' service
- Prestige reception and meeting rooms

How to find No.1 Caerphilly Business Park



Road access

Caerphilly is within 10/15 minutes of Junctions 28, 30 & 32 of the M4.

The Caerphilly Business Park is signposted on the northern bypass, providing access to the A470 which is a short drive to the west.

Drive times

(All times assume normal driving conditions)

M4 - Junction 32	15 mins
M4 - Junction 28	10 mins
A470	10 mins
Cardiff, North	10 mins
Cardiff, Centre	20 mins
Cardiff Airport	45 mins
Newport	15 mins
North Bristol	45 mins
Bristol Airport	1 hr
Birmingham	1 hr 45 mins
London	2 hrs 30 mins

Parking

Generous car parking - 175 spaces available.

Public transport

Caerphilly Train and Bus stations are a short walk away, being almost immediately west of the Caerphilly Business Park.

Cycle routes and Sustrans assistance

The Taff Trail is a short ride away via the well used Nantgarw cycle path.

For further information, plans, images etc - visit: www.caerphillybusinesspark.com

Terms on application. Available as a whole or in part. Further information available from our agents:



mwallace@wcr ltd.com
029 2088 3121



chris.terry@dtz.com
029 2026 2251

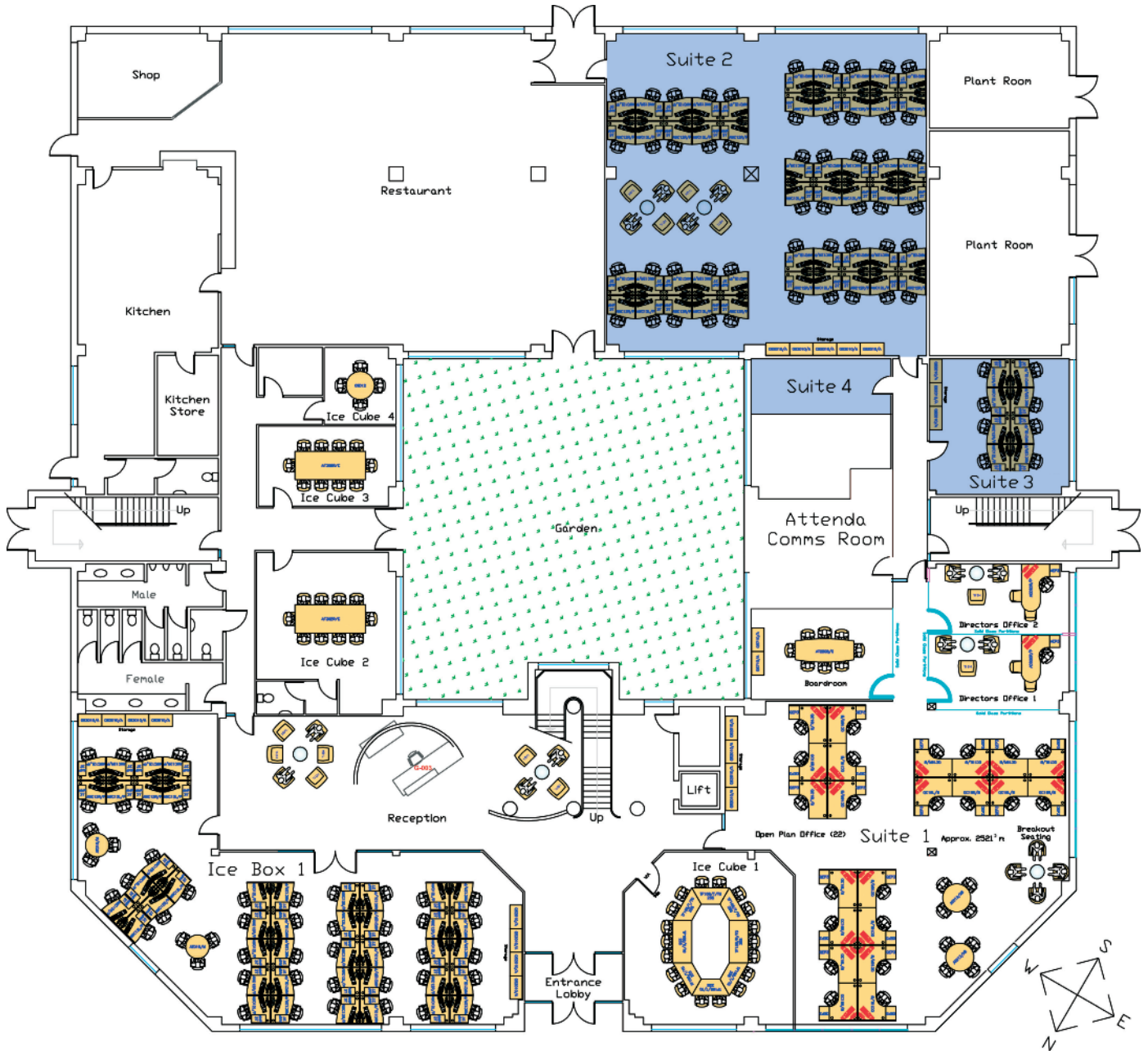


GCarver@savills.com
029 2036 8963

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Indicative space plans

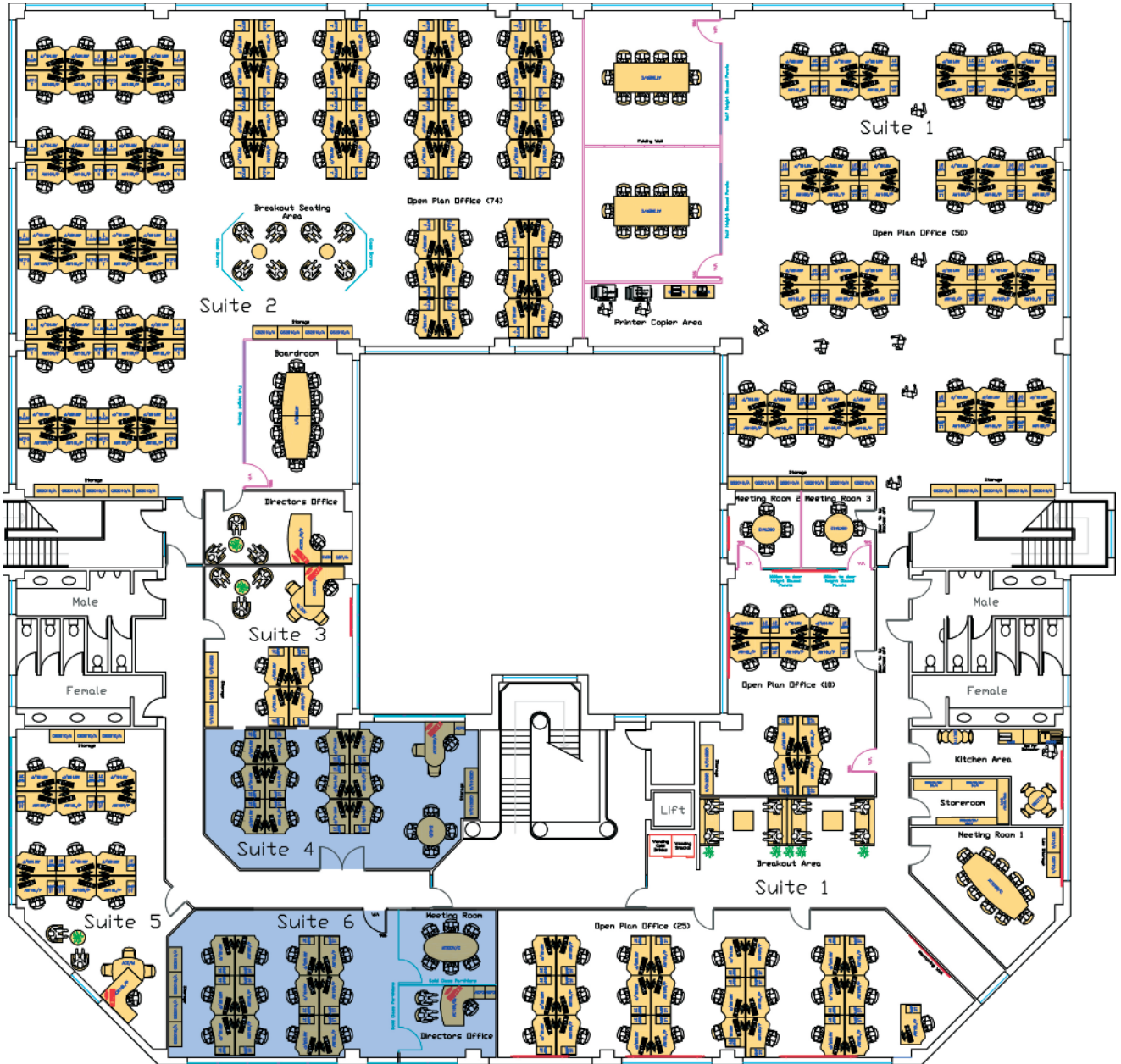
Ground Floor



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Indicative space plans

First Floor



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