

TO LET - AWARD WINNING OFFICE BUILDING

CAERPHILLY CF83 3GS

# Merlin House

Caerphilly Business Park

Minimises the impact of spiralling global energy costs

Maximises CSR benefits, it's good to be green!

Helps create a healthy working environment

## KEY FEATURES

- Award winning Eco-Offices
- BREEAM Excellent
- EPC 'A' Rated
- Solar panels
- Super insulated
- Low energy
- Rain harvesting
- Lower fuel bills
- 70 car spaces
- Break-out space
- Boardroom & Directors Suite

12,000 ft<sup>2</sup> (1,115 m<sup>2</sup>) Let as a whole or individual suites

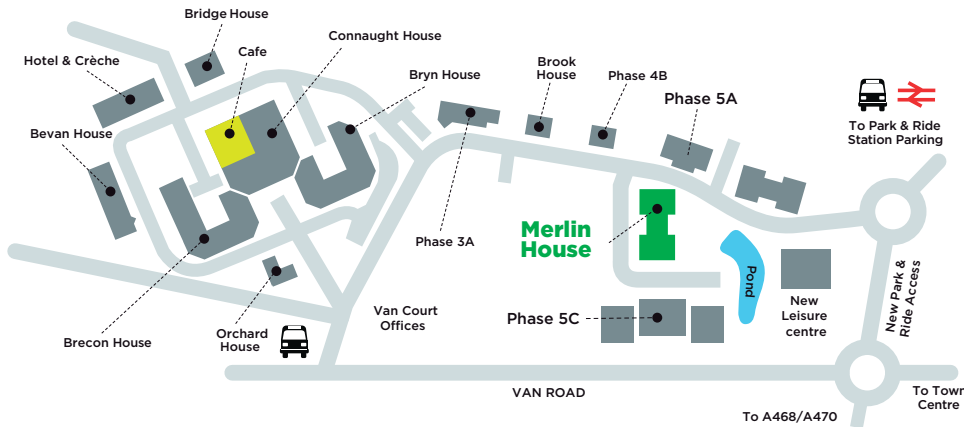


New Caerphilly Leisure Centre, to be built adjacent



## Location

Caerphilly Business Park is strategically situated between Cardiff and the Taff and Rhymney Valleys with good access via the A470 and A472. Caerphilly is also well served by the M4 (3 junctions within 17-20 minutes). Caerphilly Train and Bus stations are a short walk away. There is an excellent train service between Caerphilly and Cardiff Central (around 64 trains a day with a journey time of 17 mins).



## A State-of-the-art building

- Merlin House is designed with an impressive central atrium.
- Feature stairs circulate around the lift providing access to all floors.
- The atrium creates a passive ventilation stack drawing fresh air to all floors.
- Fresh air is drawn through the building ensuring a healthy work environment.
- Fresh air boosts productivity and could even reduce absenteeism.

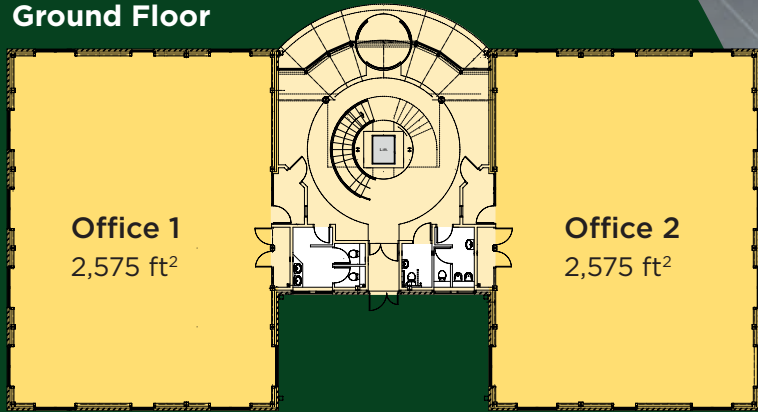
## Merlin House Specification

- Exposed Thermal Mass backed up by automated windows for cooling.
- Passive Ventilation with 'chimney stack' effect for fresh air movement.
- Triple glazed argon filled windows with integral blinds.
- External shading to reduce solar gain.
- Rain water harvesting to flush the WC's.
- Latest (LG7 compliant) Zoned and low energy VDU compatible lights incorporating presence detection and acoustic baffles.
- Heating via an air source heat pump.
- Evacuated tubes (solar power) hot water heating.
- Low energy lift, with single phase supply.
- 'Green' Sedum Roof for extra insulation and ecology.

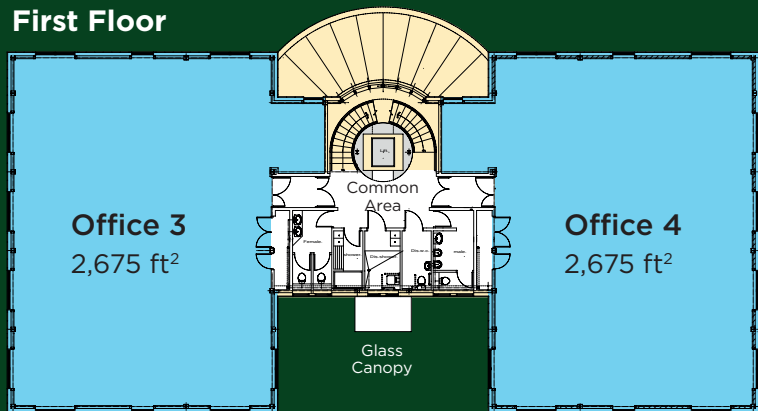




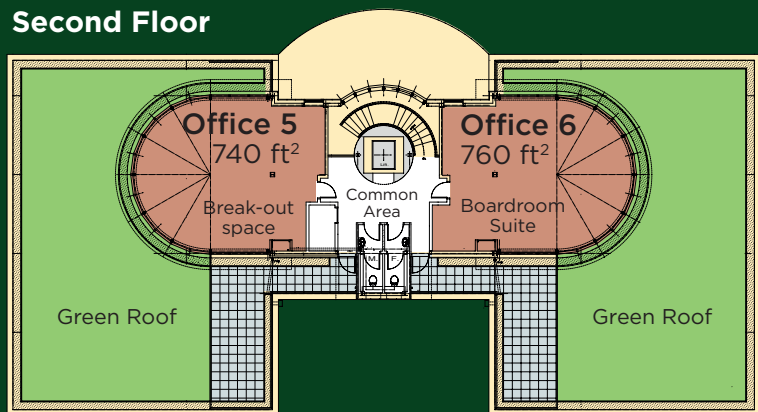
**Ground Floor**



**First Floor**



**Second Floor**



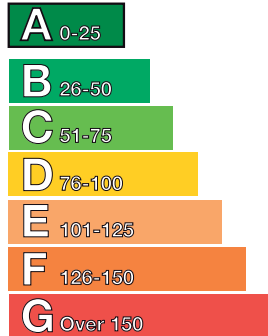
Plans are for identification purposes only.



**Boardroom Suite**



## EPC Rating



Less energy efficient

← **24** This is how energy efficient the building is.

### Benchmarks

Buildings similar to this one could have ratings as follows:

**39** If newly built  
**78** If typical of the existing stock

## “Quality of life”

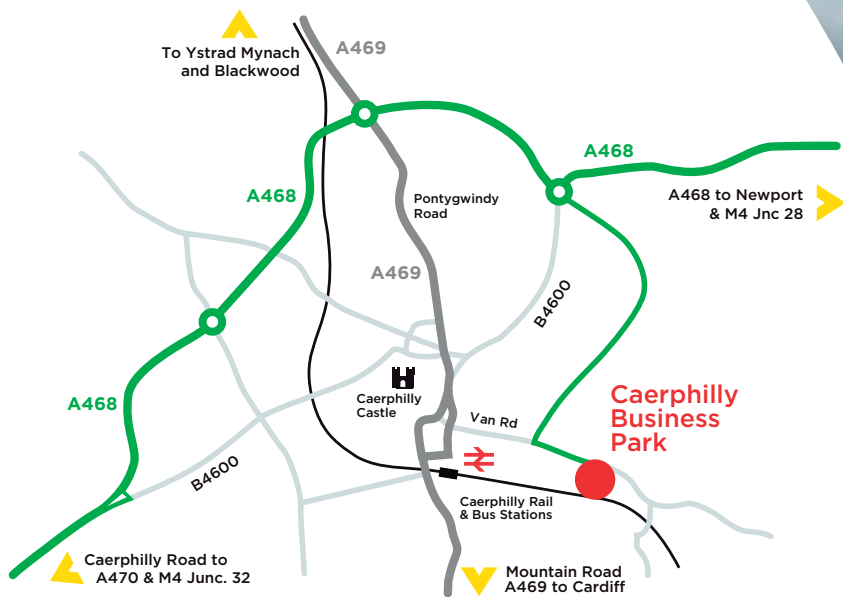
- Passive design with good daylight, views and fresh air to improve productivity
- No need for air conditioning thus no risk of ‘Sick Building Syndrome’
- Roof terraces create natural ‘breakout’ areas with dramatic views of open countryside
- Ecology enhanced by ‘green’ Sedum roof gardens
- Excellent cycle facilities
- Good public transport links
- Shower facilities including changing rooms and lockers
- External shading to reduce solar gain

## Floor Areas

Floor	Suites ft <sup>2</sup>	Floor Space ft <sup>2</sup>	Total m <sup>2</sup>	Parking Spaces
Ground Floor	2 x 2,575	5,150	478	29
First Floor	2 x 2,675	5,350	497	31
Second Floor	740 & 760	1,500	139	10
<b>Totals</b>		<b>12,000</b>	<b>1,114</b>	<b>70</b>



Reception Area



## Terms

Merlin House is available as a whole or in part (6 suites available).  
Terms available on application, subject to length of lease.

## Service Charges

A cost-effective service and estate charge will apply. Full details on application.

## Rates

RV £102,000. Payable (23/24) £54,570 pa (£4.54 per sq. ft).

## Grants

Caerphilly is an area benefitting from Levelling Up Fund grants. As such qualifying companies have the chance to apply for grant assistance. Details on application.

## Further Information

For further information, plans, images etc - please contact our agents.



MISREPRESENTATION ACT: The vendors or lessors of this property give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or part of an offer or contract; (ii) The vendors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other liable, in negligence or otherwise for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings in the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

Created by Carrick 029 2083 9120 carrickcreative.co.uk August 2023



**Gary Carver**

M:+44 (0)7972 000 171  
gcarver@savills.com



**Mike Wallace**

M:+44 (0)7718 661626  
MWallace@wcr-space.co.uk