



WCR
SPACE



MERLIN HOUSE

AWARD
WINNING
OFFICES
TO LET

Caerphilly Business Park CF83 3GS

Newly Refurbished Eco Office building

Suites To Let from 750 sq ft to 9,425 sq ft (69 sq m to 876 sq m)

- 2010 Welsh Sustainable Building of the Year Winner
- First office in Wales to achieve BREEAM Excellent and an EPC A rating
- Solar panels
- Super insulated
- Low energy
- Rain harvesting
- Lower fuel bills
- 60 car spaces
- ESG Rating maximised
- Fresh air naturally drawn through the building



Minimises
the impact of
spiralling global
energy costs

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Maximises
ESG benefits –
it's good to be
green!

CGI of Caerphilly's new £30m Leisure Centre – 100 metres away



Tenants in Merlin House will be eligible to access the Leisure Lifestyle corporate membership package available at the new Caerphilly Leisure & Wellbeing Hub.

Merlin House specification

- Raised floors with flexible floor boxes
- Merlin House is designed around an impressive central atrium
- Feature stairs circulate around the lift providing access to all floors
- Shower facilities
- Low energy LED (VDU compatible) lights incorporated with presence detection and acoustic baffles



A state-of-the-art building

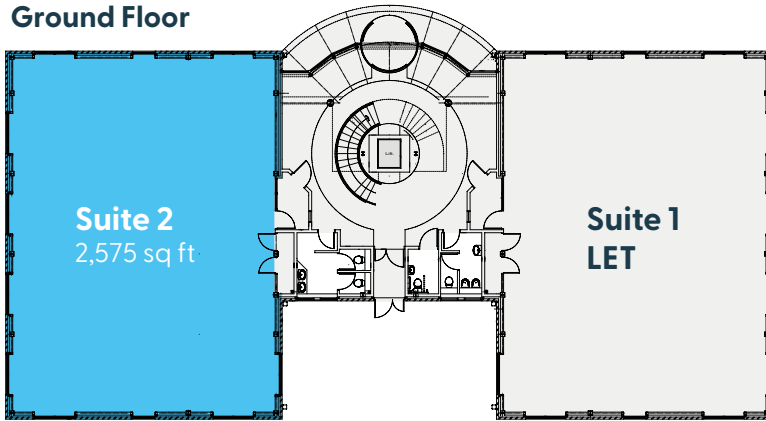
- Exposed Thermal Mass, acts as a heat sump
- Extra insulation, keeps warm summer air out, and retains warmth in the winter
- Automated windows for cooling, extra fresh air which chills the structure so no need for A/C on the lower floors
- Fresh air boosts productivity and could even reduce absenteeism
- Triple glazed argon filled windows with integral blinds
- External window shading to reduce solar gain
- Rain-water harvesting to flush the WCs
- Intelligent heating, controlled by a BMS
- Evacuated tubes (solar power) hot water heating
- Low energy lift, with single phase supply



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Ground Floor



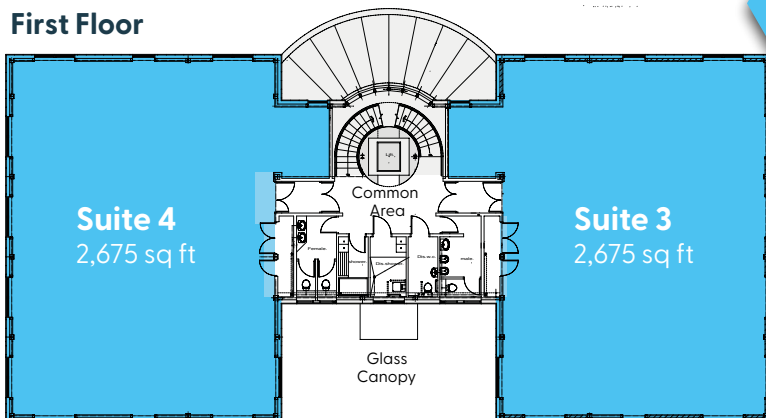
Floor areas

Floor	Suites	Status	sq ft	sq m	Parking
Ground	1	LET	2,575	239	10
Ground	2	Available	2,575	239	10
First	3	Available	2,675	249	11
First	4	Available	2,675	249	11
Second	5	Available	760	70	3
Second	6	Available	740	70	3
Totals	-	-	9,425	876	60



Helps create a healthy working environment

First Floor

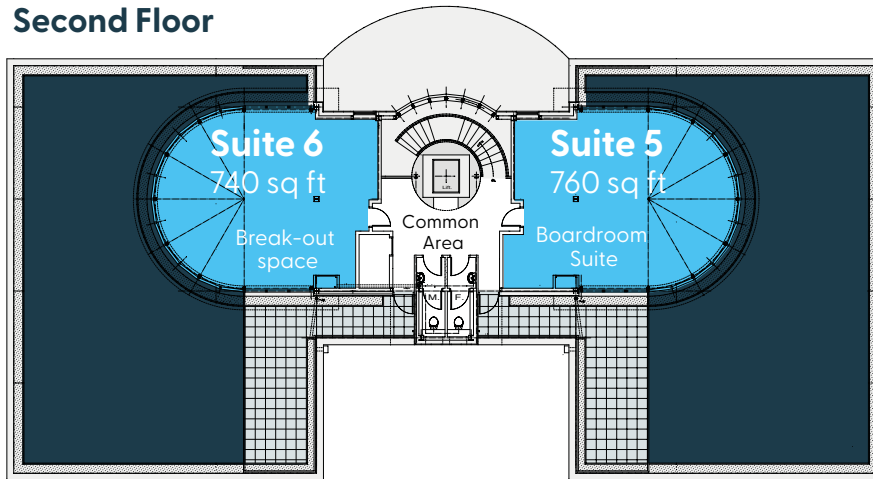


Plans are for identification purposes only.

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Second Floor



Grants available to qualifying companies

Floor areas

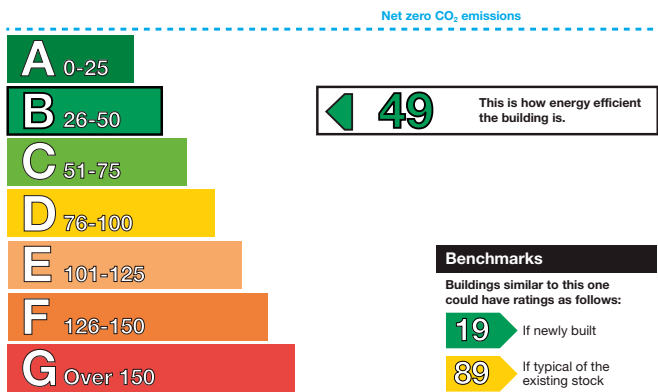
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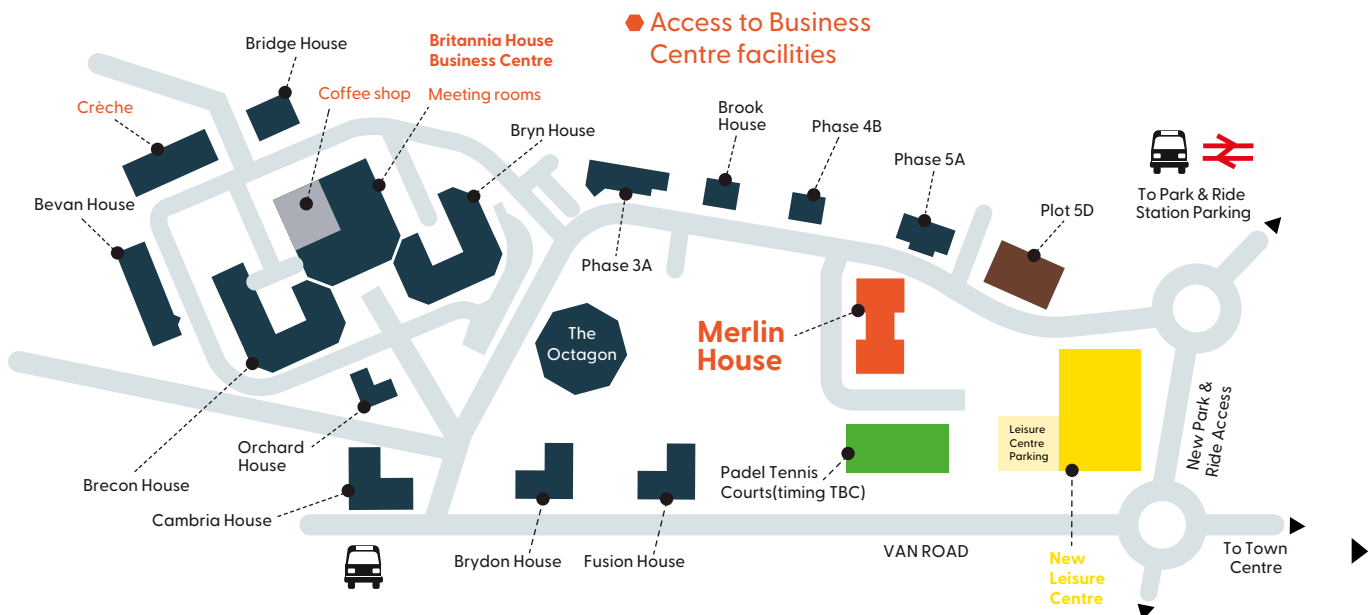
EPC rating (2012)



“Quality of life”

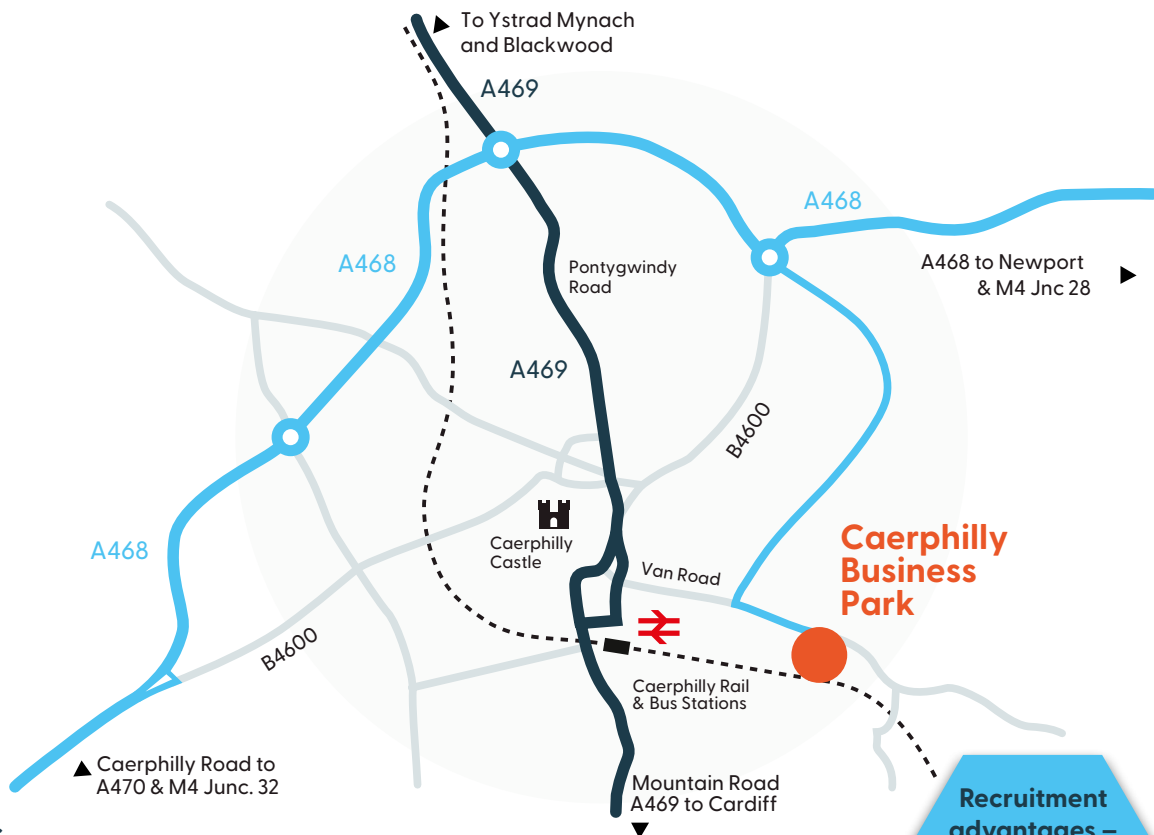
- Passive design with good daylight, views and fresh air to improve productivity
- Most suites have no need for air conditioning, thus no risk of ‘Sick Building Syndrome’
- Good natural light with full height windows
- Improved views of open countryside
- Cycle storage facilities
- Good public transport and Active Travel Access
- Shower facilities
- Caerphilly has excellent cycle tracks, a bike shop adjacent and is on National Cycle Network route 4

Eco offices help carbon footprint reduction



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Terms

Suites in Merlin House are available via a lease or licence. Terms on application, subject to length of lease or licence. Longer term leases will allow more generous discounts

Service charges

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

Rates

Details on application. New assessments awaited.

Location

- Caerphilly train and bus stations are a short walk away
- Good access via the A470, A472, A468 and the M4 (3 junctions within c.15 minutes)
- Caerphilly has frequent train services with typically 10 trains an hour to Cardiff Central
- Journey time c.20 minutes

Further information

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



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