

Your partners in property

To Let

Unit A, Fountain Court, St Mellons Business Park, Cardiff, CF3 0FB

Modern, refurbished, and high specification business park office with excellent parking.



Information Memorandum



Location

Fountain Court is well located within St Mellons Business District, which boasts excellent access via the A48, with dual carriageway access to both Cardiff City Centre and the M4 Motorway.

Description

The property is a two storey purpose built office constructed in the early 2000s. Following a full refurbishment, the office boasts a superb out of town specification.

There is a passenger lift and male, female and accessible WCs located on the first floor. An intercomand electronic access control system provides convenient access and security for tenants and clients.

The available accommodation comprises the 1st floor.

Specification

- Comfort cooling
- LED lighting
- Carpets
- Suspending ceilings
- 24 hours access
- Car park
- Disabled facilities
- Shower facilities



Availability

The available accommodation comprises a 5,125 sq ft suite on the 1st floor. Consideration may be given to subdividing from 2,500 sq ft upwards.

Car Parking

The property benefits from excellent onsite parking, at a ratio of 1:250.

Lease Terms

The property is available on a new Effective Full Repairing and Insuring (FRI) lease for a term to be determined.

Rent

On application.

VAT

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

Service Charge

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.



Contact



For further information, or to arrange a viewing, please contact Knight Frank:



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September 2025 - SUBJECT TO CONTRACT

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Particulars dated September 2025. Photographs dated July 2025.

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