

To Let / For Sale

**Unit 1 Lakeside, Fountain Lane, St. Mellons, Cardiff,
CF3 0FB**

30,553 sq ft (2,838.47 sq m)

- End of terrace warehouse unit
- Secure concrete yard measuring 0.39 acres
- 2No. dock level doors
- 1No. floor loading door with ramp
- Eaves height 6.1m



Location

The property is located in St. Mellons, approximately eight miles to the east of Cardiff city centre. The unit is located within the established St Mellons Business Park. The Business Park is easily accessed via the A48 and A48M providing access to Junctions 29 and 28 of the M4 Motorway.

The area is home to a number of well established occupiers including Welsh Water, Shaws the Drapers and Olympus Surgical Technologies.

Accommodation

Description	Sq ft	Availability
Main Warehouse	14,163	Let
Front Warehouse	4,030	Let
Loading Bay	3,343	Let
Extension	2,186	Let
Two storey Offices	4,272	Let
Mezzanine Offices	2,559	Let
Total	30,553	

Warehouse Description

The warehouse is of steel portal frame construction with part masonry, part insulated profiled steel clad elevations and benefits from:

- 2No. dock loading doors
- 1No. floor loading door with ramp
- Eaves height 6.1m
- Concrete yard
- Overhead gas fired heaters
- Yard is secured and measures 0.39 acres
- Reception area
- Kitchen facilities
- All mains services

Office space specification

The unit benefits from two storey office accommodation at the rear of the unit and mezzanine office space to the front totalling 6,831 sq ft. The specification includes:

- Air conditioning
- Raised floor access in the two storey offices at rear
- Perimeter trunking in mezzanine offices
- Double glazed aluminium framed windows

EPC

This property has been graded as D (97).

Rent

Rent on Application



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