

Caerphilly Business Park

A Low Energy Sustainable Office Development



Phase 5 – 'BREEAM Excellent' Exceeded

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Phase 5 is the latest development of the successful Caerphilly Business Park which already provides houses over 100,000 sq ft of high quality business space.

- ◆ On-site Crèche, Hotel and Restaurant still available
- ◆ Critical mass established with over 700 staff on-site

**Similar buildings elsewhere have demonstrated that an environmentally friendly building can help occupiers improve absenteeism.



Computer generated image.

Phase 5

- ◆ First speculative fully sustainable offices by Private Sector on this scale to be developed in Wales
- ◆ Provides for lower energy bills
- ◆ Provides for lower 'Carbon Footprint'
- ◆ Compromise between eco-friendly whilst being commercially viable
- ◆ Corporate Social Responsibility Enhanced
- ◆ High standard of occupational excellence**
- ◆ Creates an environment to improve sickness rates
- ◆ 'BREEAM* Excellent' exceeded

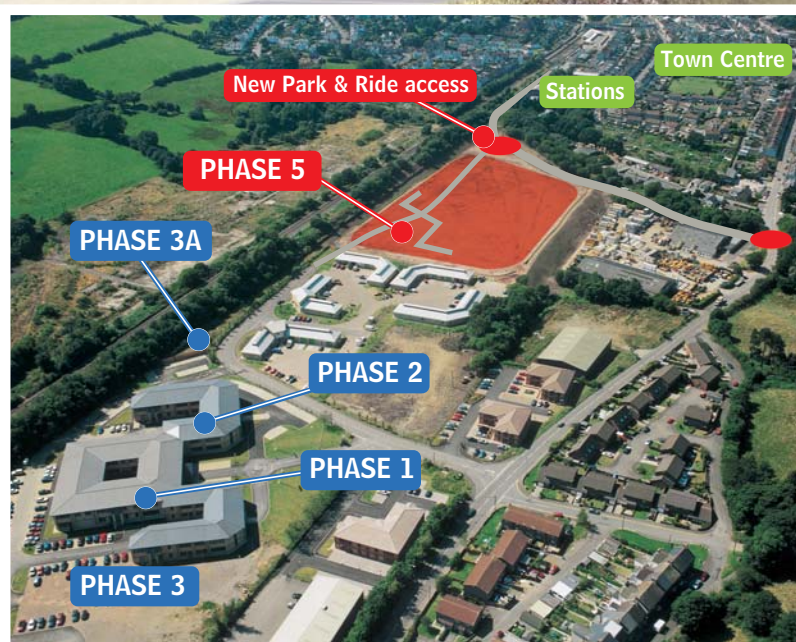
*NB 'BREEAM' is the UK's leading measure of environmental performance of buildings. "Excellent" is the highest category awarded. Further information from www.breeam.org

Quality of Life

The South Wales area is known for its quality of life with a range of amenities:

- ◆ Caerphilly Castle
- ◆ Cwmcarn forest drive
- ◆ Brecon Beacons
- ◆ Wye Valley
- ◆ Glamorgan Heritage Coast
- ◆ Cardiff Bay and the Millennium Stadium
- ◆ The 2010 Ryder Cup Venue, Celtic Manor Resort
- ◆ Two further 5 star hotels

...all within easy driving distance.



Telecoms and Broadband infrastructure

- ◆ Local BT Exchanges are equipped with the latest Broadband Technologies
- ◆ BT and Caerphilly Council have agreed a connectivity initiative to ensure Caerphilly will be at the forefront of broadband technological development

"The design of sustainable buildings... forms part of the wider energy agenda for Wales. We hope the innovative energy saving techniques and technologies used at the Caerphilly Business Park will set a pattern for other commercial buildings in Wales."

Andrew Davies, Minister for Enterprise Innovation and Networks, Welsh Assembly Government.

Phase	Size	Occupiers
Phase 1	35,000 sq ft/3,252 sq m	National Britannia
Phase 2	21,000 sq ft/1,950 sq m	Ground Floor – Creditsafe
		1st Floor – The Employment Service
Phase 3	21,500 sq ft/1,997 sq m	Ground Floor – Health Solutions and Creditsafe
		1st Floor – Hayden/Balfour Beatty
Phase 3A	5,250 sq ft/488 sq m	Health Commission for Wales
Phase 3B	2,500 sq ft/232 sq m	Disability Wales
Phase 3C	5,750 sq ft/534 sq m	Healthcare Inspectorate for Wales
Phase 4A	800 sq ft/74 sq m	WCR Property Ltd and TCW Consulting
Phase 4B	800 sq ft/74 sq m	Lighthouse Consultants
Phase 4C	1,200 sq ft/111 sq m	–
Phase 5A	2,500 sq ft/232 sq m	Caerphilly Occupational Health Service

Caerphilly Business Park (not to scale)



Parking

Car parking is allocated at a minimum ratio of around 1 space per 250 sq ft, the maximum level permitted in South Wales.

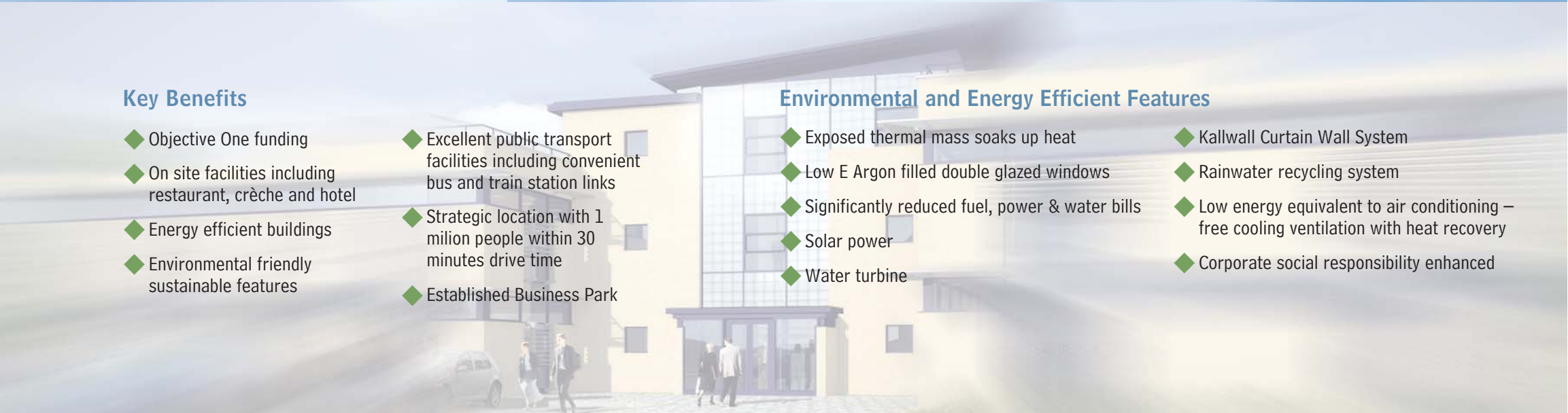
Actual ratios vary with each phase and careful allocation often allows even better provision.

Key Benefits

- ◆ Objective One funding
- ◆ On site facilities including restaurant, crèche and hotel
- ◆ Energy efficient buildings
- ◆ Environmental friendly sustainable features
- ◆ Excellent public transport facilities including convenient bus and train station links
- ◆ Strategic location with 1 milion people within 30 minutes drive time
- ◆ Established Business Park

Environmental and Energy Efficient Features

- ◆ Exposed thermal mass soaks up heat
- ◆ Low E Argon filled double glazed windows
- ◆ Significantly reduced fuel, power & water bills
- ◆ Solar power
- ◆ Water turbine
- ◆ Kallwall Curtain Wall System
- ◆ Rainwater recycling system
- ◆ Low energy equivalent to air conditioning – free cooling ventilation with heat recovery
- ◆ Corporate social responsibility enhanced

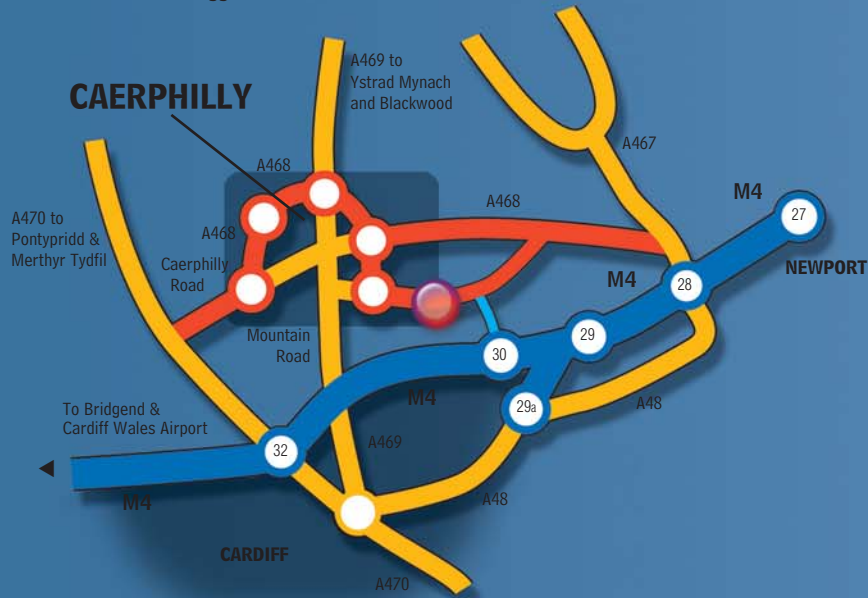


Where to find

Caerphilly Business Park

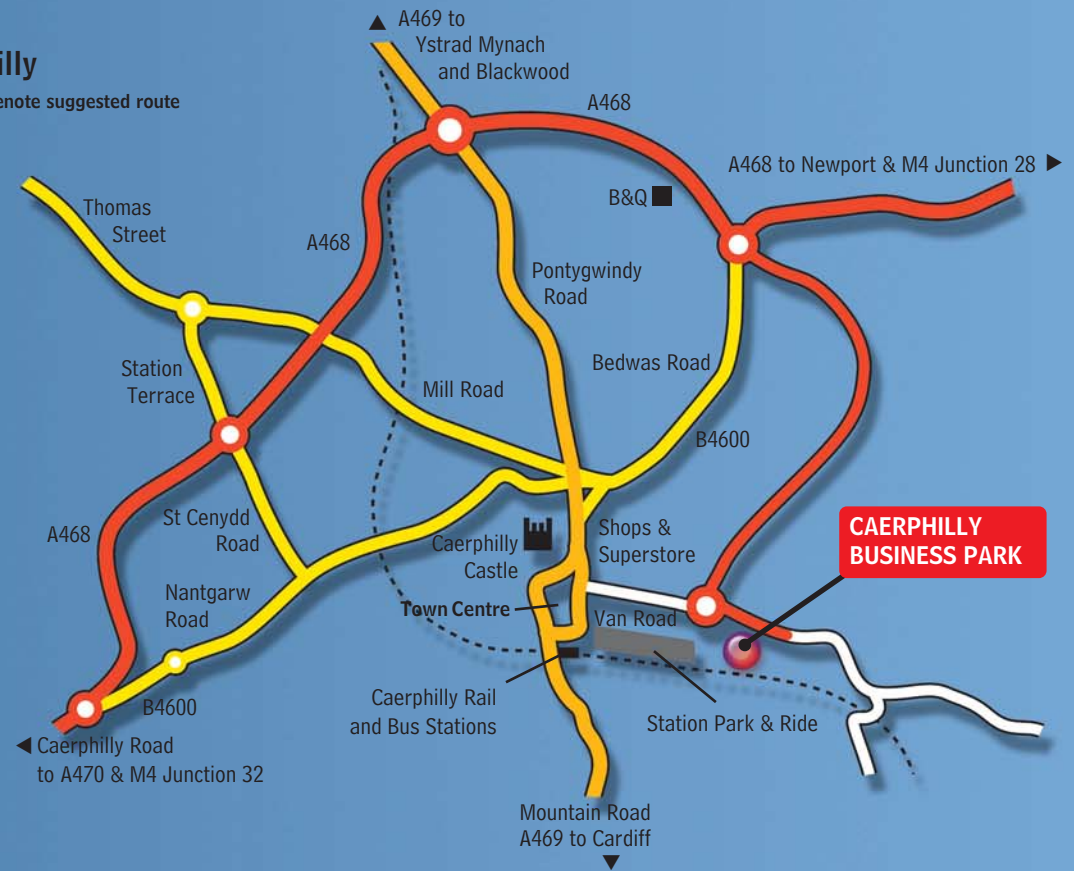
Caerphilly and M4 Junctions

Red roads denote suggested route



Caerphilly

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Public Transport

- ◆ Caerphilly Bus and Railway Stations have a new Park & Ride adjacent to the Caerphilly Business Park
- ◆ The stations are within a short walk and provide regular services to Cardiff and beyond
- ◆ Regular bus routes stop on Van Road, immediately outside the Caerphilly Business Park



Contact

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

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