



**THE PERCY**  
@HOWELLS

## ICONIC OFFICE SPACE TO LET

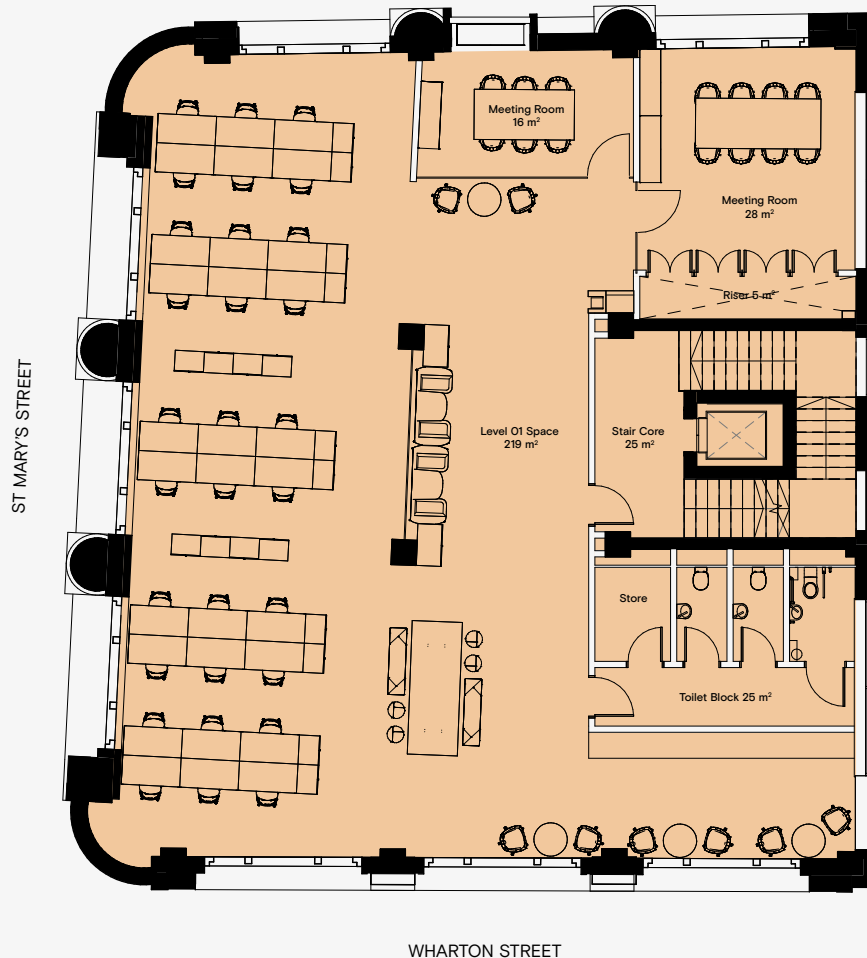
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20,000 SQ FT

ROOF TERRACE WITH  
PANORAMIC VIEWS

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# A ONCE IN A GENERATION OPPORTUNITY TO OCCUPY SPACE IN CARDIFF'S MOST ICONIC BUILDING



## SCHEDULE OF AREAS

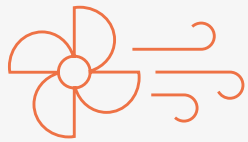
<b>1st</b>	2,357 sq ft	219 m <sup>2</sup>
<b>2nd</b>	2,389 sq ft	222 m <sup>2</sup>
<b>3rd</b>	2,400 sq ft	223 m <sup>2</sup>
<b>4th</b>	2,400 sq ft	223 m <sup>2</sup>
<b>Roof</b>	Internal 409 sq ft	38m <sup>2</sup>
	External 1,873 sq ft	174m <sup>2</sup>

◆

"MADE TO MEASURE  
& TAILORED TO  
SUIT YOUR OFFICE  
REQUIREMENTS"



# AMENITIES / SUMMARY SPECIFICATION



AIR CONDITIONING



24 HOUR ACCESS



BIKE STORE



TARGETING EPC A



ROOF TERRACE



LOCKERS



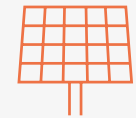
SHOWERS



LED LIGHTING



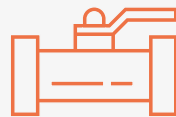
RAISED ACCESS  
FLOORING



SOLAR PANELS



GET READY ROOM



EXPOSED SERVICES



ROOF TERRACE



MALE / FEMALE &  
DISABLED WC'S



CONCIERGE WITHIN  
WAREHOUSE BUILDING

BREEM  
of Ex  
an EP

# THE DAWN OF A NEW ERA



THE WALTER  
40,000 SQ FT  
OF RESTAURANT  
& LEISURE SPACE



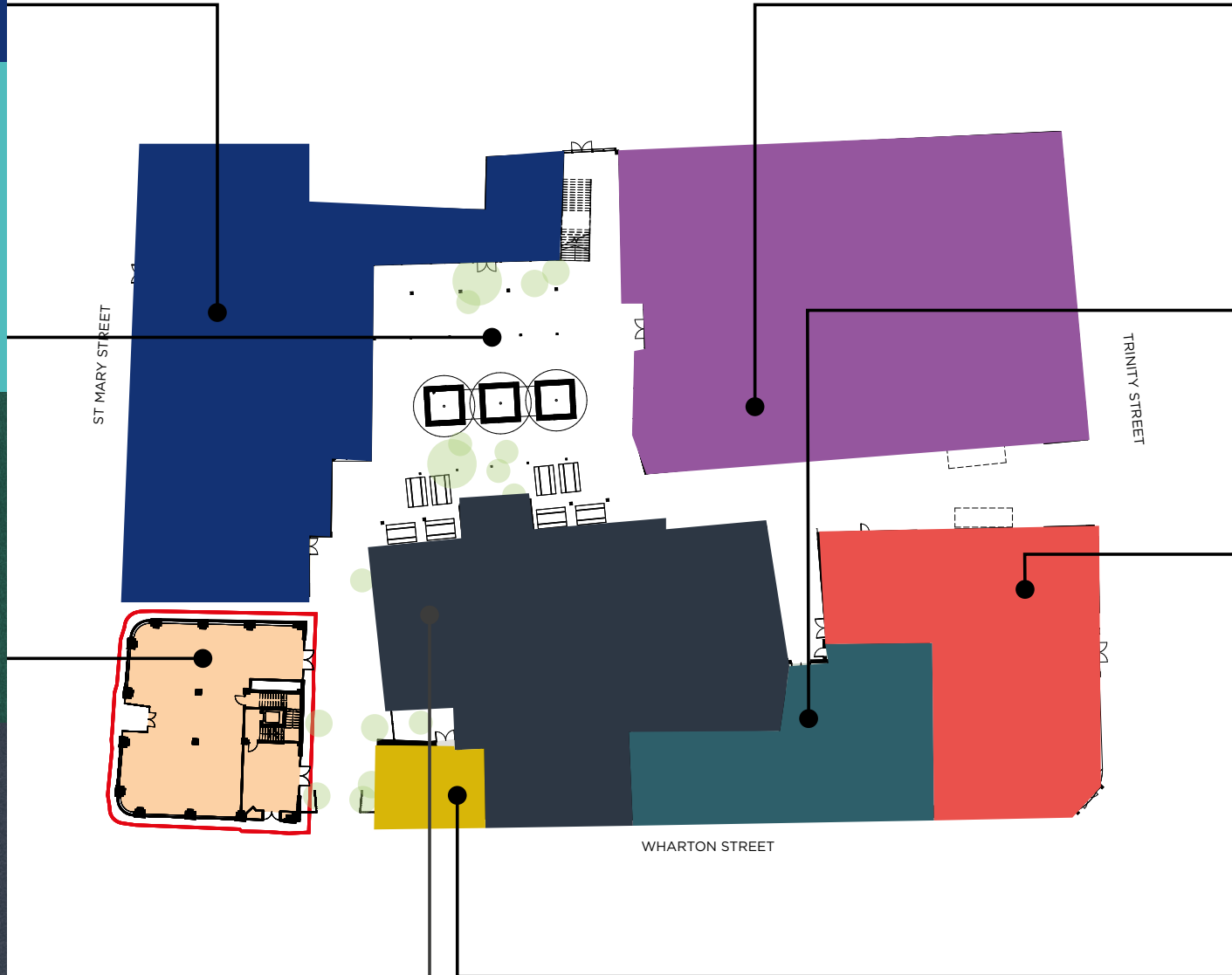
NEW PUBLIC REALM  
IN THE CENTRAL AREA  
OF THE SITE WHICH  
LINKS THROUGH INTO  
CARDIFF MARKET



THE PERCY  
25,000 SQ FT OF OFFICE  
& LEISURE SPACE



15,000 SQ FT  
LEISURE WITHIN  
BETHANY'S CHAPEL



40,000 SQ FT OF  
GRADE A OFFICE  
ACCOMMODATION



62 STUDIO  
APARTMENTS



15,000 SQ FT OF  
PRIME RETAIL SPACE  
AT THE HAYES



25,000 SQ FT  
LEISURE / SOCIALISING  
IN THE BASEMENT



# CARDIFF

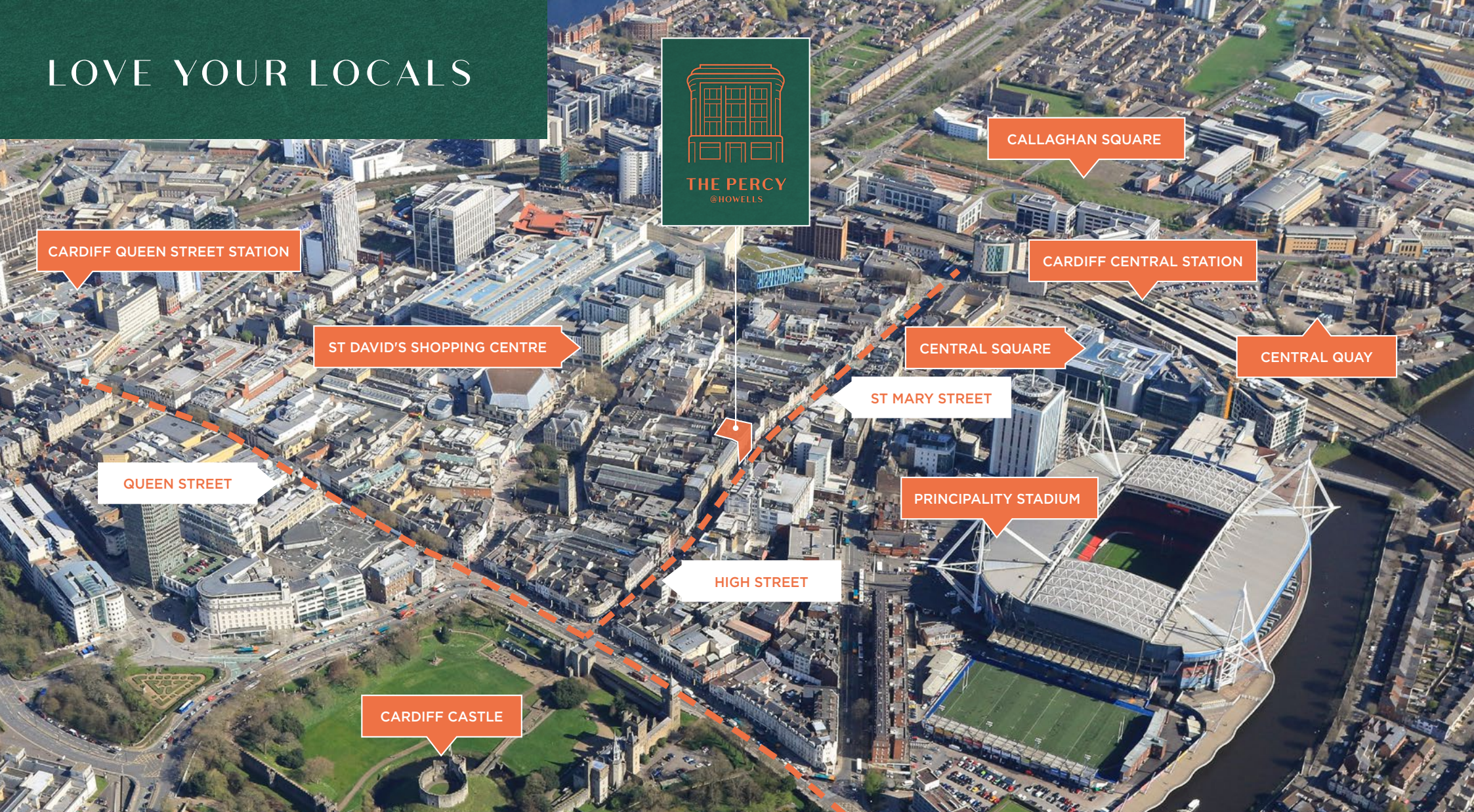
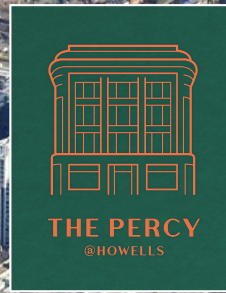
## UK'S FASTEST GROWING CITY



The Percy is located at the heart of Cardiff City centre, providing a significant presence within the busy pedestrianised public realm activities of St Mary Street, Wharton Street and the Hayes. This micro location has firmly established itself as the prime restaurant and leisure pitch with nearby occupiers such as Flight Club, The Botanist, Alchemist and Pasture.



# LOVE YOUR LOCALS



CARDIFF QUEEN STREET STATION

ST DAVID'S SHOPPING CENTRE

QUEEN STREET

CARDIFF CASTLE

HIGH STREET

ST MARY STREET

CENTRAL SQUARE

PRINCIPALITY STADIUM

CALLAGHAN SQUARE

CARDIFF CENTRAL STATION

CENTRAL QUAY

**Terms:** FRI / Service Charge / Rates / VAT position on application

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