

THE WALTER

@HOWELLS



THE PERCY

@HOWELLS

# ICONIC OFFICES TO LET

UP TO 40,000 SQ FT

ROOF TERRACE WITH  
PANORAMIC VIEWS

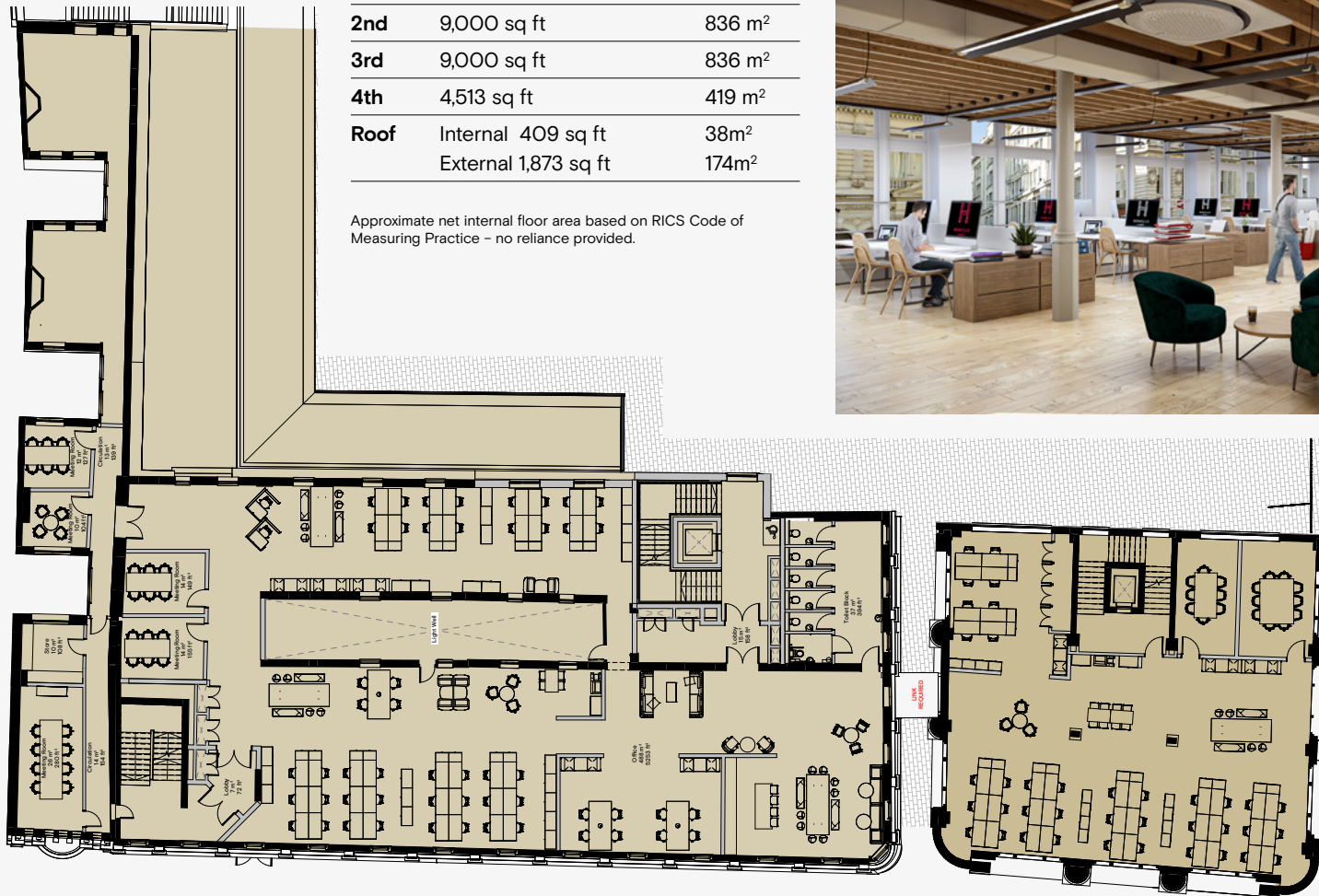


# A ONCE IN A GENERATION OPPORTUNITY TO OCCUPY SPACE IN CARDIFF'S MOST ICONIC BUILDINGS

## SCHEDULE OF AREAS

<b>1st</b>	9,101 sq ft	845 m <sup>2</sup>
<b>2nd</b>	9,000 sq ft	836 m <sup>2</sup>
<b>3rd</b>	9,000 sq ft	836 m <sup>2</sup>
<b>4th</b>	4,513 sq ft	419 m <sup>2</sup>
<b>Roof</b>	Internal 409 sq ft	38m <sup>2</sup>
	External 1,873 sq ft	174m <sup>2</sup>

Approximate net internal floor area based on RICS Code of Measuring Practice - no reliance provided.



“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 &  
ACCESSIBLE WC'S



CONCIERGE WITHIN  
WAREHOUSE BUILDING

# 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.



**HONEST**  
BURGERS

**FLIGHT CLUB**

**FRANCO MANCA**

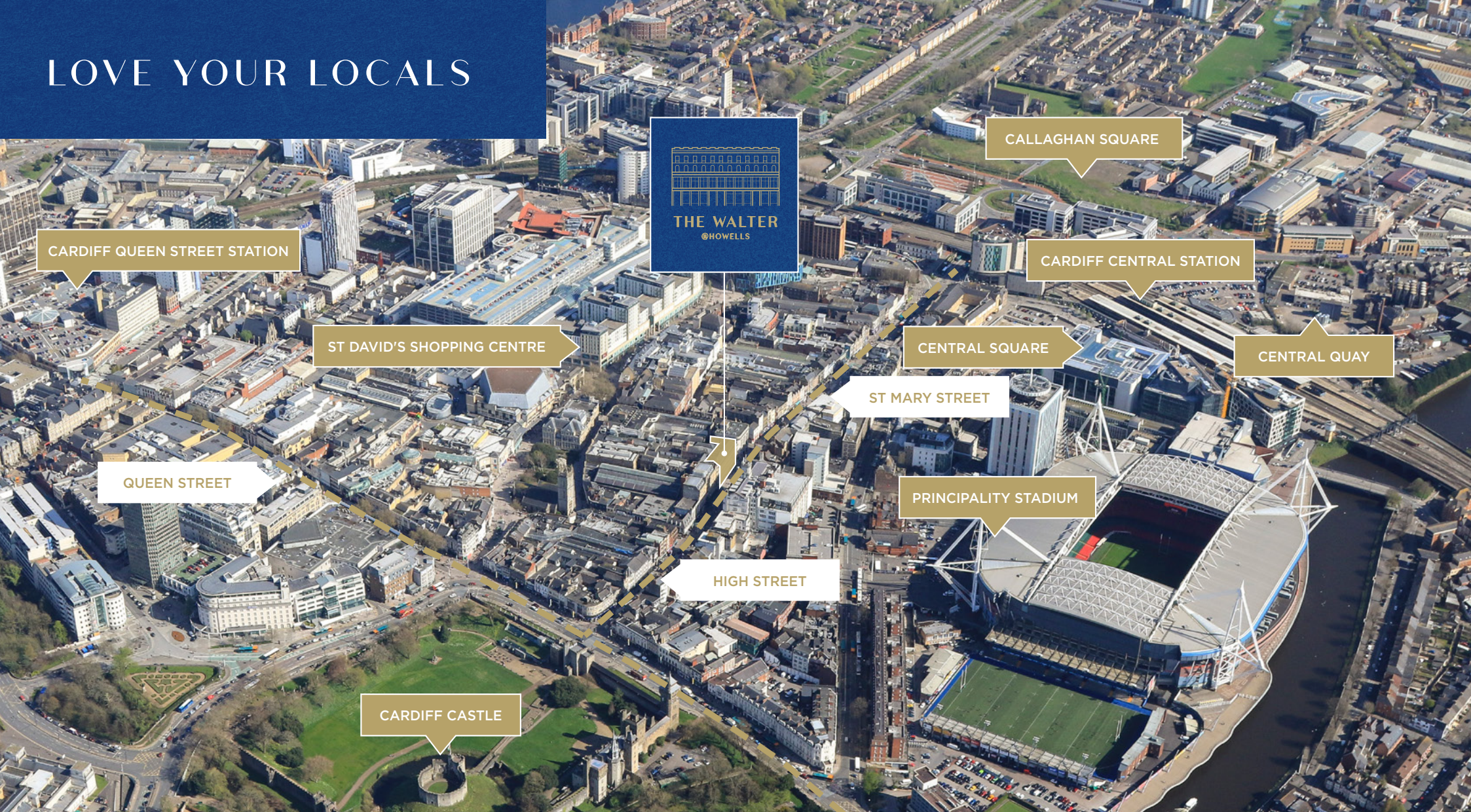
**THE ALCHEMIST**

**THE IVY**  
CARDIFF

**PASTURE**  
FINE MEAT HOUSE



# LOVE YOUR LOCALS



Terms: On application

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