

+ NOW REFRESHED

**LONGCROSS
CARDIFF**

47 NEWPORT ROAD, CF24 0AD

WHERE

MEETS NEW OCCUPIER HUB



REMODELLED OFFICES



FINALIST
CARDIFF
PROPERTY
AWARDS 2022

LONGCROSSCARDIFF.CO.UK








MEETS NEW BREAKOUT SPACE

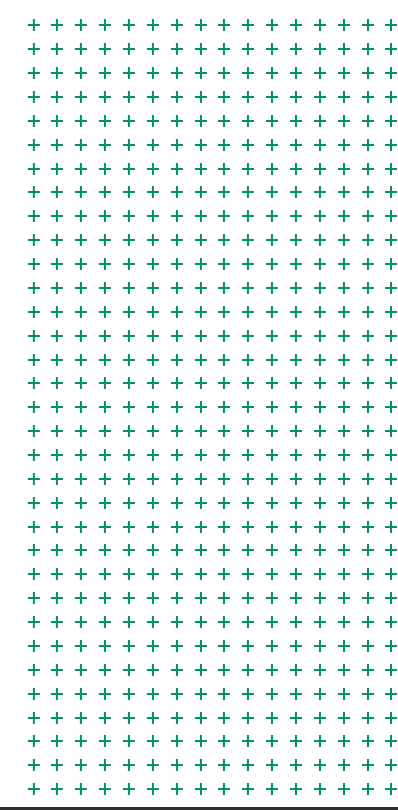
LONGCROSS
CARDIFF
47 NEWPORT ROAD, CF24 0AD

WHERE

REFURBISHED RECEPTION

AN OFFICE IS MORE THAN JUST A DESK...
IT'S A PLACE TO WORK, TO CREATE, TO SOCIALISE,
TO PRESENT, TO SHARE IDEAS, TO ENTERTAIN -
A NEW HOME FOR YOUR BUSINESS.

-  Newly refurbished reception area
-  Open plan break out space
-  Shared facilities for entertaining
-  Meeting rooms
-  New kitchen facilities
-  High quality showers & changing rooms

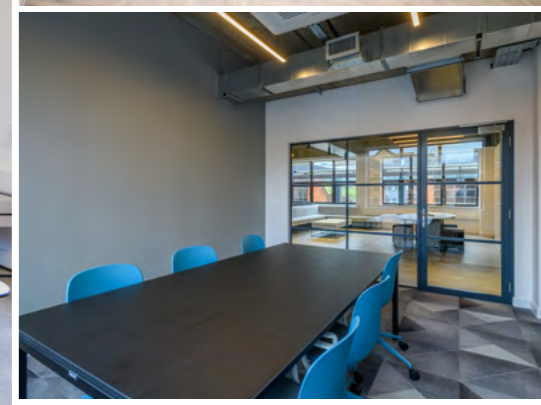
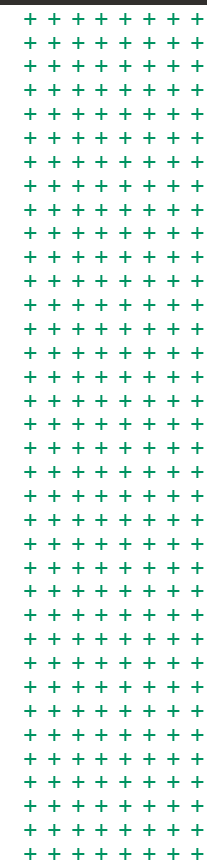


**WELCOME TO LONGCROSS
CREATING A NEW WORKSPACE FOR
CARDIFF CITY CENTRE OCCUPIERS.**

The building has undergone a complete transformation, including creating a fantastic new amenity space for its occupiers to meet, relax and collaborate.

This major refurbishment has provided a new office identity for Longcross. In addition to upgrading the office space, over 2,000 sq ft of the first floor has been converted into an impressive new occupier hub with break out space, meeting rooms, kitchen and shared facilities for staff and for entertaining clients.

In addition, high quality showers and changing rooms have also been created.



THE NEW OFFICE SPECIFICATION INCLUDES:



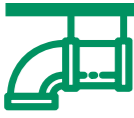
New air conditioning



LED lighting



EPC – B (floors 3 an 4)



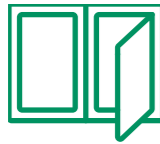
Exposed soffit



Building commissioner



New finishes throughout



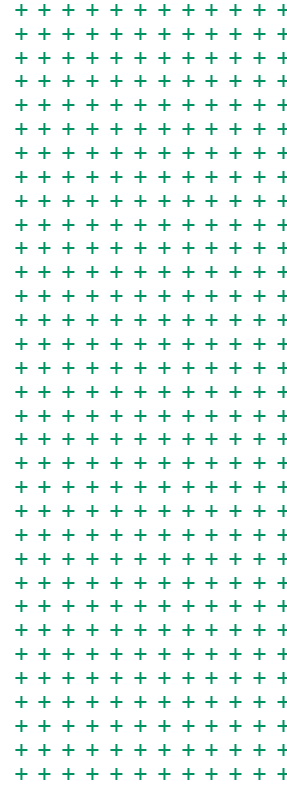
Openable windows for fresh air



Fully furnished options



Refurbished lobbies



MEETS EXPOSED SERVICES



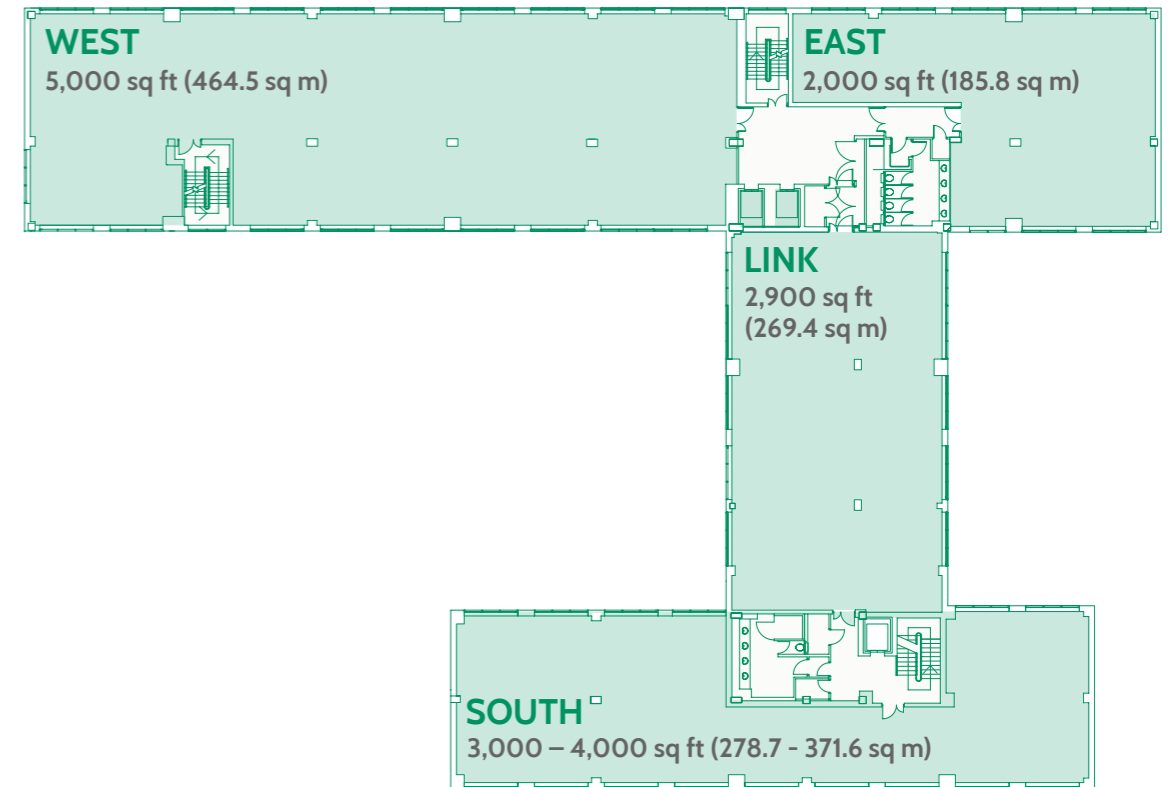
LONGCROSS
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WHERE HIGH

SPECIFICATION

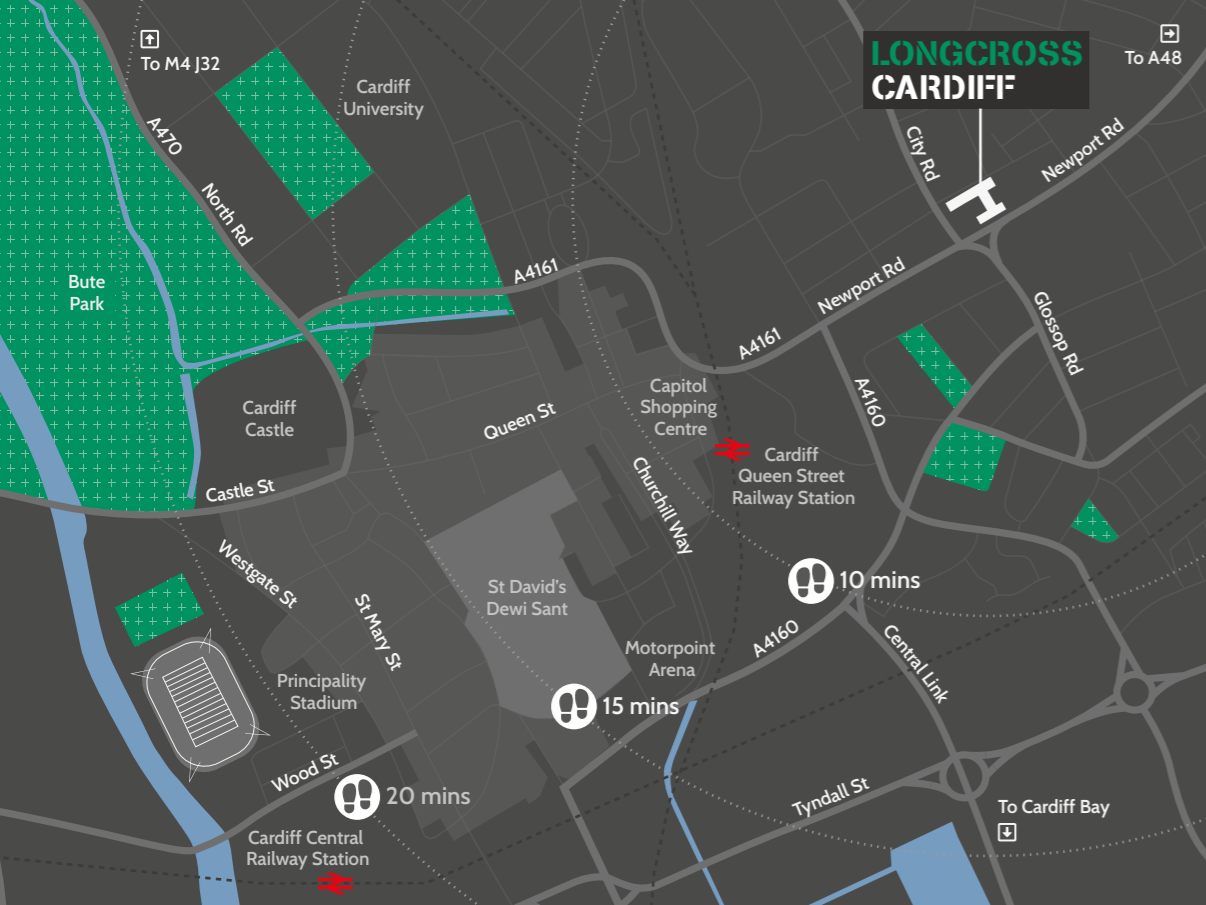


TYPICAL UPPER FLOORPLAN



+ Net internal areas are indicative and subject to confirmation in accordance with RICS Code of Measuring Practice.
+ Floorplan not to scale.



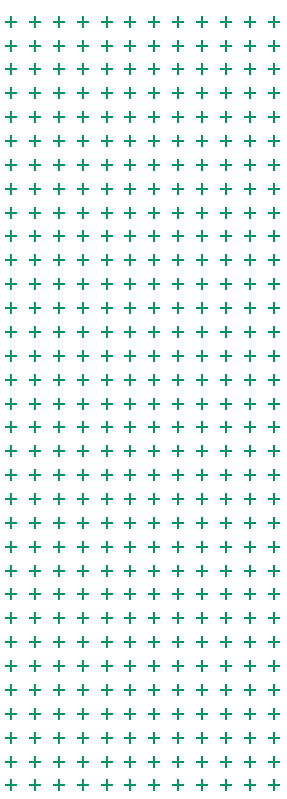


**LONGCROSS
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WHERE

YOUR DOORSTEP

MEETS CITY CENTRE AMENITIES



LONGCROSS IS IDEALLY SITUATED JUST A FEW MINUTES' WALK FROM ALL THAT THE CITY CENTRE HAS TO OFFER.

Amenities	Walking Distance
Mercure Hotel	3 mins
Holland House Hotel	4 mins
Starbucks	5 mins
Capitol Shopping Centre	9 mins
St David's Dewi Sant Shopping Centre	12 mins
Marco Pierre White Steakhouse Bar & Grill	12 mins
Laguna restaurant at Park Plaza	13 mins
Pizza Hut / Subway etc	14 mins
Sports & Recreation	Walking Distance
Mercure Hotel Gym	3 mins
Easygym	9 mins
Cardiff Castle	15 mins
Bute Park	20 mins
Travel Connections	Walking Distance
Newport Bus Route Stop	2 mins
Swansea Bus Route Stop	2 mins
Cardiff Queen Street Railway Station	9 mins
Cardiff Central Railway Station	22 mins

Source: Google Maps

LONGCROSS BOASTS AN EXCEPTIONAL PARKING RATIO OF 1:750 SQ FT – ONE OF THE BEST PROVIDED BUILDINGS IN THE CITY CENTRE



Exceptional parking ratio of 1:750 Sq Ft



15 mins drive to the M4 motorway



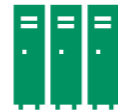
9 mins walk to Queen St railway station



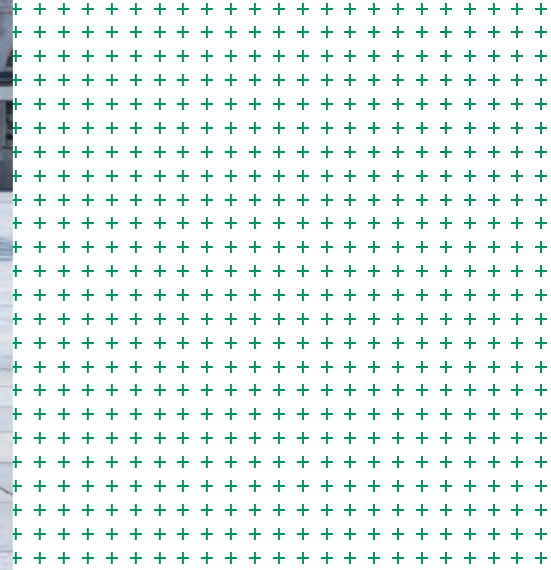
Bus services on Newport road



Secure on-site cycle storage



New changing room & shower facilities



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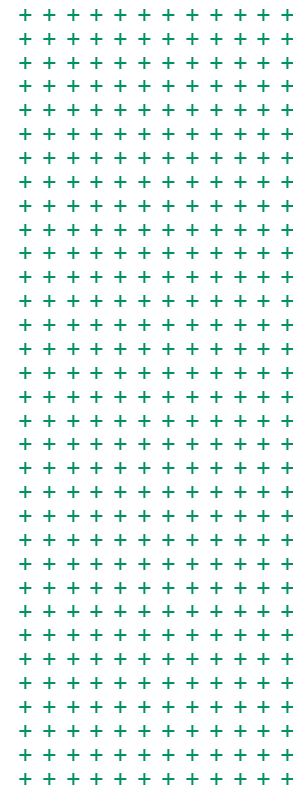
MEETS TRAVEL CONNECTIONS

UNRIVALLED PARKING

LONGCROSS OCCUPIES A PROMINENT AND EASILY ACCESSIBLE LOCATION ON NEWPORT ROAD, ONE OF CARDIFF'S MAIN ARTERIAL ROUTES.

Car			
A4232	1.6 miles	5 mins	
A48	2.9 miles	10 mins	
M4 Junction 32	11 miles	15 mins	
Cardiff Airport	16 miles	29 mins	
Newport	16 miles	30 mins	
Bristol	45 miles	58 mins	
Swansea	46 miles	1 hr	
Train			
Newport		23 mins	
Bristol Temple Meads		55 mins	
Swansea		1 hr 3 mins	
London Paddington		1 hr 50 mins	

Source: Google Maps



AVAILABILITY

The offices are available to let on new leases for a term to be agreed. Rent available on application.

Please contact the joint letting agents for further details of current availability.

SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of common parts.

BUSINESS RATES

The tenants will be responsible for the payment of business rates. Estimated costs are available from the agents and interested parties are advised to make their own enquiries via Cardiff Council.

VAT

The rent and service charge are subject to VAT that will be charged at the standard rate.

EPC

The building is currently rated C – 74 with the 3rd and 4th floors rated B – 43.

FURTHER INFORMATION

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www.picton.co.uk/occupiers/the-picton-promise



Available here:



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(1) Particulars: These particulars are not an offer, an invitation or a contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank or Fletcher Morgan in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank or Fletcher Morgan has no authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, Fletcher Morgan, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or document supplied or otherwise made available to any interested party or its advisers in connection with the Proposed Transaction. All and any such responsibility and liability is expressly disclaimed.

(2) Images: Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP and Fletcher Morgan may be required to establish the identity and source of funds of all parties to property transactions.

Brochure 02/23, Internal Photography 04/2022, Cardiff Photography 09/2020, Aerial Photography 08/19.

☑ Designed and Produced by www.kubiakcreative.com 225144 02/23

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