



KINGSWAY

A GREAT **OUTLOOK**
FOR YOUR BUSINESS

CARDIFF

2





BOOST YOUR BUSINESS PROSPECTS

Put your business in the best position and prosper at 2 Kingsway.

Comprehensively refurbished and located in the heart of the Welsh capital, this stunning building offers 41,000 sq ft of Grade A office space over six storeys, new M&E throughout, a flexible layout and a contemporary ambience.

It also gives you easy access to all of Cardiff's cultural, hospitality and retail facilities as well as its transport links.

Not to mention unrivalled views over the historic Cardiff Castle.





BE CENTRAL TO THE BIG PICTURE



Principality Stadium



Hilton Hotel





Nothing encapsulates the link between Cardiff's rich heritage and exciting future quite like your view from 2 Kingsway.

Directly in front of you is Cardiff Castle — and 2,000 years of history. Also visible is the Principality Stadium.



City Hall



The Hayes

GET THE INSIDE VIEW

If the external view from 2 Kingsway is inspiring, what you'll find inside is equally impressive. Designed to a BREEAM Very Good rating, this innovative building includes:

- A stunning reception with a 2-storey atrium
- VRF heating and cooling system
- Raised access floors
- Suspended ceilings with PIR sensor recessed lighting
- Shower facilities
- Two passenger lifts
- Voiceover and electronically controlled access system
- Secure, gated parking for 26 cars
- Secure store for up to 40 bicycles
- Disabled access and facilities
- EPC 'B' rating

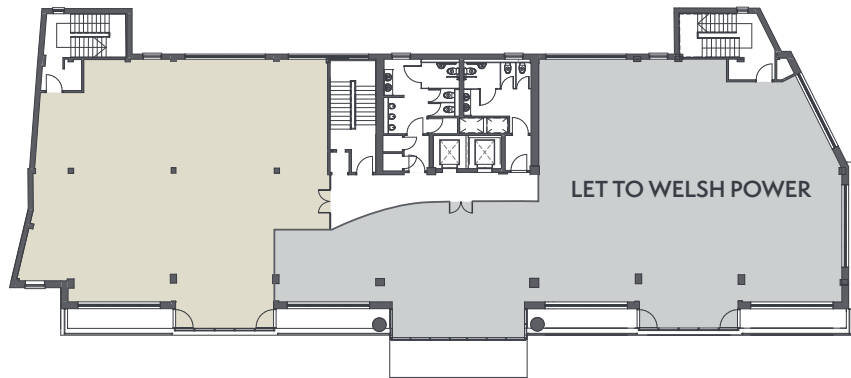




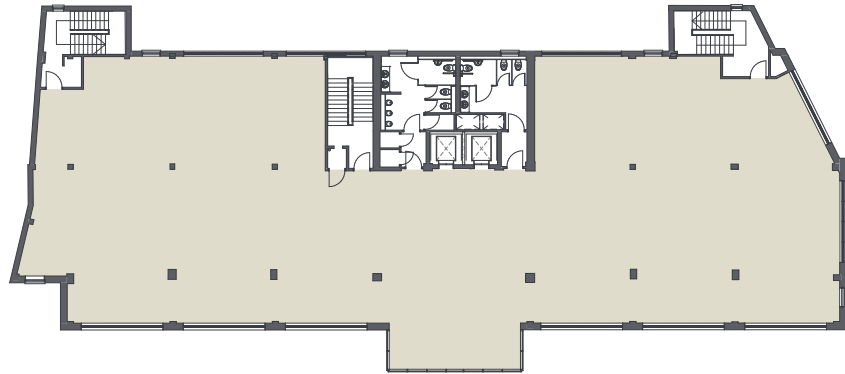
SET YOUR SCENE

At the rear of every floor of 2 Kingsway a central core houses the lifts, stairs and male, female and disabled WCs. The rest of the space is yours to configure exactly as you wish.

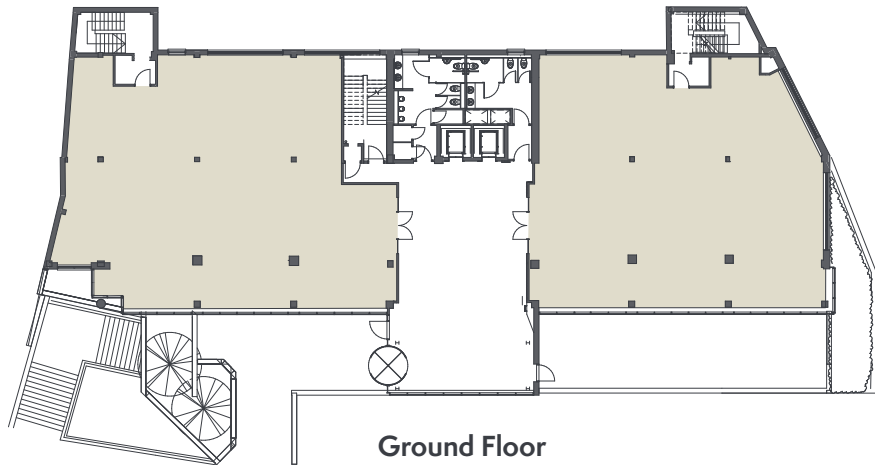




Fourth Floor



Typical First, Second & Third Floors



Ground Floor



Floor	Sq m	Sq ft
5th Floor	Let to Savills	
4th Floor North	229.9	2,475
4th Floor South	Let to Welsh Power	
3rd Floor	Let to St. James's Place Wealth Management	
2nd Floor	Let to Monzo	
1st Floor	Let to Monzo	
Ground Floor	Let to Monzo	

The above IPMS 3 areas have been provided in accordance with the RICS property measurement 1st edition, May 2015.

SUCCEED IN YOUR NEW SETTING

When you choose 2 Kingsway you'll be in good company. Major organisations in the city centre include: Admiral Insurance, PwC, RBS, Legal & General, Deloitte, BT and the BBC.

You'll also enjoy excellent road links, the benefit of two mainline rail stations and close proximity to the high profile St David's 2 shopping centre.



1 | New Theatre

2 | Motorpoint Arena

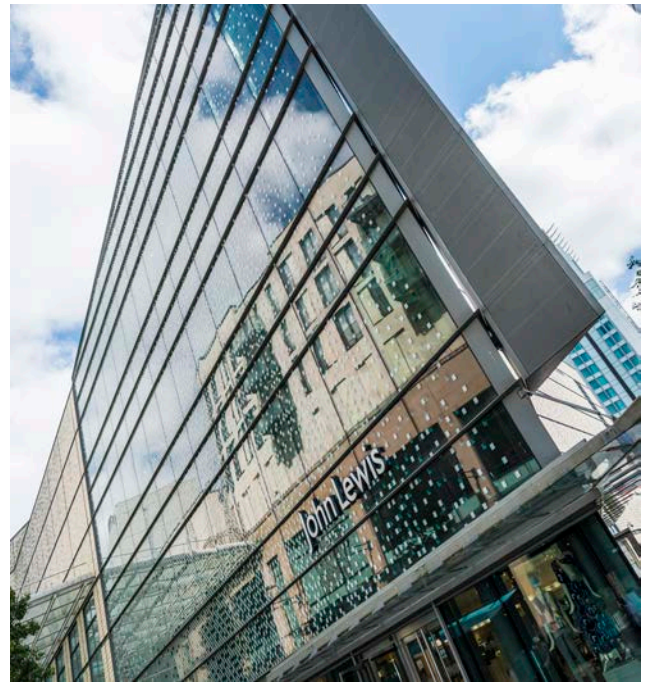
3 | St David's Shopping Centre

4 | St David's 2 Shopping Centre

5 | John Lewis

6 | Library

7 | Principality Stadium



2
KINGSWAY

8

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- 8 | Cardiff Castle
- 9 | St David's Hall
- 10 | Queens Hall

- 11 | Hilton Hotel
- 12 | Park Plaza Hotel
-  Cardiff Central Railway Station

ARRANGE A VIEWING



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Note: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor. Terms quoted are exclusive of VAT which may be charged at the lessor's option.

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