



2 Central Square

Cardiff, CF10 1FS

Prestigious 9-Storey Building, Offering Market Leading Grade A Office Accommodation in the Heart of the City.

5,000 to 33,730 sq ft
(464.52 to 3,133.62 sq m)

- Fully Accessible Raised Floors
- Desked For 379 Staff Members with Associated Furniture
- Manned Reception
- Carpeting and Window Blinds
- BREEAM Rating Excellent
- LED Lighting
- Bike Storage
- Showers

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Summary

Available Size	5,000 to 33,730 sq ft
Rent	£25 per sq ft
Rates Payable	£10.93 per sq ft The occupier will be responsible for the business rates payable for the offices and associated car parking. Current payable: £10.94 ps. ft (latest).
Service Charge	£8.73 per sq ft A charge will be applied for the upkeep and maintenance of the common areas and shared facilities (includes insurance)
Car Parking	Car parking is available in the secure basement car park which is barrier controlled.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (31)

Description

Prestigious 9 storey building offering market leading Grade A Office accommodation which forms part of the Central Square development in the heart of the City.

Location

Located immediately adjacent to Central Station and the BBC and provides excellent rail links to all major UK cities as well as bus links across the City and beyond.

Accommodation

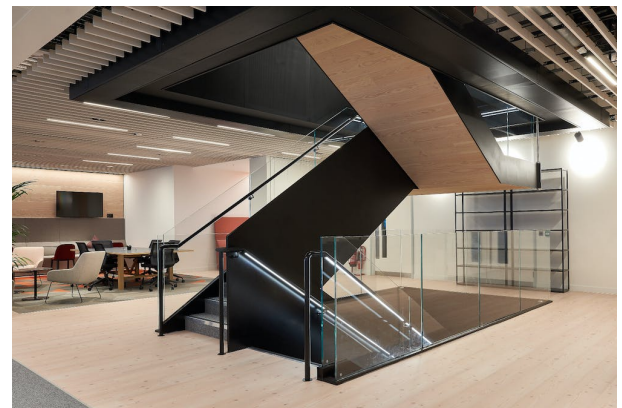
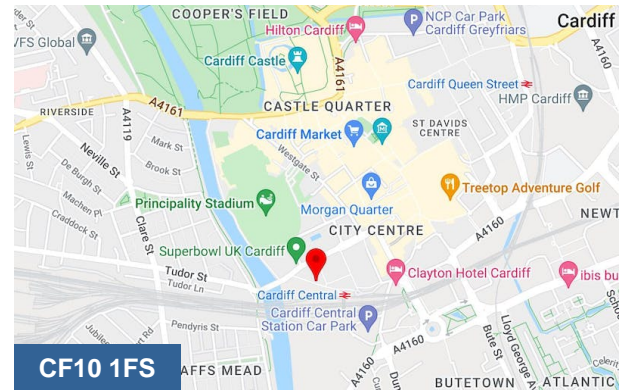
The Grade A accommodation is immediately available, benefitting from exceptional quality Cat B fit-out, to suit 'plug and play' requirements. Alternatively, the accommodation can be offered un-furnished, to suit occupier demand. Both floors are predominantly open plan, complemented by a mix of meeting rooms, break out areas and kitchen facilities.

Name	sq ft	sq m	Availability
3rd - (Part)	4,693	435.99	Let
3rd	14,519	1,348.86	Available
4th	19,212	1,784.85	Available
Total	38,424	3,569.70	

Terms

Available as a sub-let for a term to be agreed.

(Consideration will be given to leases of 5,750 sq. ft and above).



Viewing & Further Information



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