

# 1 CASPIAN POINT



### Highlights

Prominent location adjacent to Queens Gate roundabout

Fully refurbished office space from 3,300 to 23,500 sq ft

Generous onsite parking

3 minute walk to Mermaid Quay



### Specification

- Air conditioning
- Newly refurbished offices and common areas
- Raised access floor
- Services available for kitchen fit out
- Shower facilities and cycle parking
- 24 hour security and access
- Disabled access and facilities
- Exposed services with LED lighting

### Occupational costs

Rent	£19.00 per sq ft per annum
Rates	£7.00 per sq ft per annum
Service Charge	£6.75 per sq ft per annum
Insurance	£0.15 per sq ft per annum

### Parking

Secure private parking is provided in the Caspian Point car park at a ratio of 1 space per 600 sq ft occupied. Additional spaces may be available along with concessionary rates for occupiers in the 1,238 space Pierhead Street multi storey car park opposite.

### Lease terms

The offices are available on effective full repairing and insuring leases via a service charge.

### Connectivity

<b>Carriers</b>	BT Openreach, Virgin Media
<b>Services</b>	BT Openreach - Copper & Fibre
<b>Mobile Services</b>	Three, Vodafone, O2, EE - 3G, 4G, 5G

EPC rating **D96**



SAT NAV

**CF10 4DQ**

**1 CASPIAN POINT** Pierhead Street, Cardiff, CF10 4DQ

- 1 1 CASPIAN POINT**
- 2 2 CASPIAN POINT**
- 3 PIERHEAD STREET CAR PARK**
- 4 REGUS**
- 5 ARUP**
- 6 SCOTT HARBOUR**
  - ALEXANDRA HOUSE
  - DISCOVERY HOUSE
  - EMPEROR HOUSE
  - ROSS HOUSE
  - TERRA NOVA HOUSE
- 7 3 ASSEMBLY SQUARE**

#### Rail links

Cardiff Bay is served by regular services from Queen Street Station linking to the Valley Line services and to Cardiff Central for Main line services to Swansea, Bristol and London.

#### Bus links

The BayCar (No6) offers regular services from the estate linking to all parts of the city centre loop, and both railway stations.

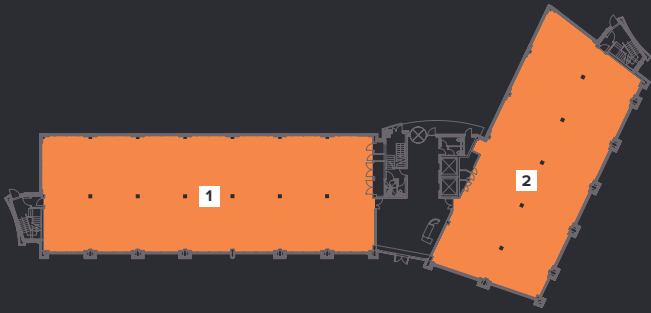
#### Driving

The estate is conveniently located for access to the M4 motorway at Jct 33 (via A4232 – 11 miles) and Jct 29 (via A48 – 13 miles).

#### Public parking

The Pierhead Street Car Park provides 1,238 spaces and £6 per day concessionary rates are available to estate occupiers and their visitors.

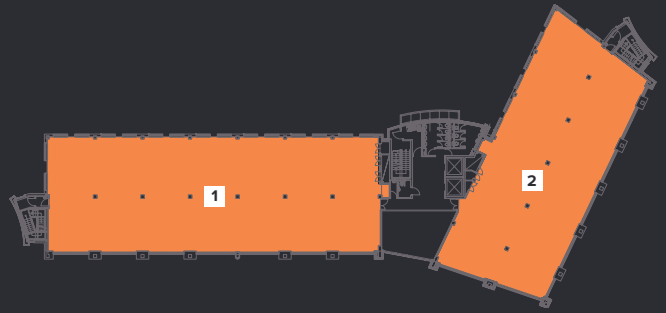
## Ground Floor



Available

1 6,570 sq ft 2 5,187 sq ft

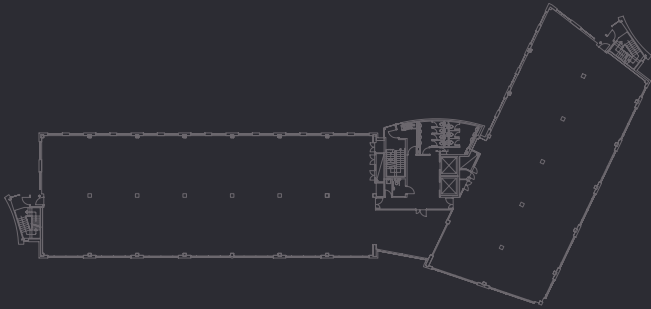
## First Floor



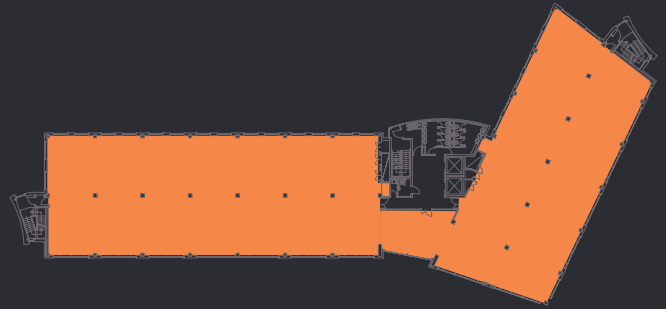
Available

1 6,543 sq ft 2 5,172 sq ft

## Second Floor



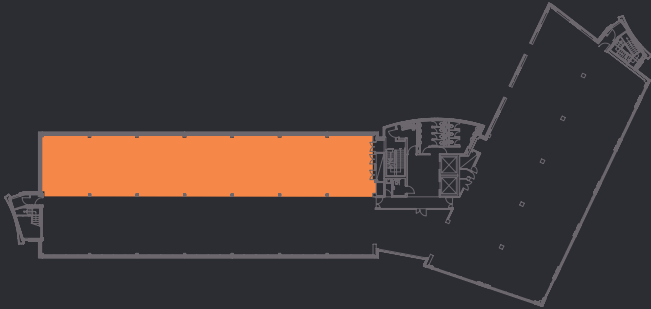
## Third Floor



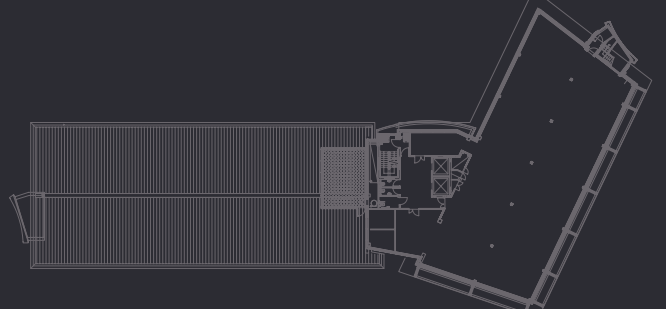
Available

12,769 sq ft (1,186.2 sq m)

## Fourth Floor



## Fifth Floor



Available

3,327 sq ft (309.1 sq m)

For further details and to arrange a viewing, please contact:

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