

2 CASPIAN POINT

Contemporary offices to let



Highlights

Prominent location adjacent to Queens Gate roundabout

Fully refurbished office space from 500 to 3,100 sq ft

Generous onsite parking



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	£18.50 per sq ft per annum
Rates	£8.50 per sq ft per annum
Service Charge	£7.25 per sq ft per annum
Insurance	£0.15 per sq ft per annum

Parking

Secure private parking in the Caspian Point car park at a ratio of 1 space per 600 sq ft occupied. Additional spaces are available at concessionary rates for occupiers in the 1,238 space Pier-head Street multi storey car park opposite.

Lease terms

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

Connectivity

Carriers	BT Openreach, Virgin Media
Services	BT Openreach - Copper & Fibre
Mobile Services	Three, Vodafone, 02, EE - 3G, 4G, 5G

EPC rating **D91**

Amenities on your doorstep



Mermaid Quay

On the doorstep of the Parmer Cardiff Campus is the stunning waterfront location of Mermaid Quay. It's the perfect place to take a break from the office and experience all it has to offer.

With 30+ restaurants, bars, café and a cinema, Mermaid Quay it's the ideal accompaniment for occupiers of Parmer Cardiff.



ATLANTIC WHARF

PARMER CARDIFF

MERMAID QUAY



SAT NAV

CF10 4DQ

2 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.

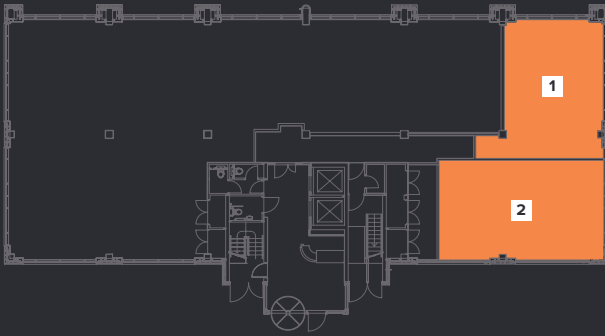
Driving

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

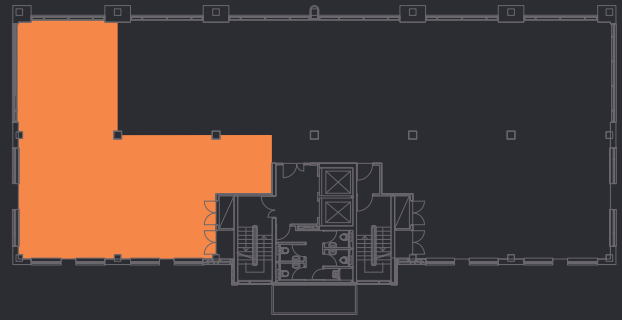
The Pierhead Street Car Park provides 1,238 spaces and £6 per day concessionary rates are available to estate occupiers and their visitors.

Ground Floor



Available **1** 572 sq ft **2** 654 sq ft
Combine - 1,226 sq ft

First Floor



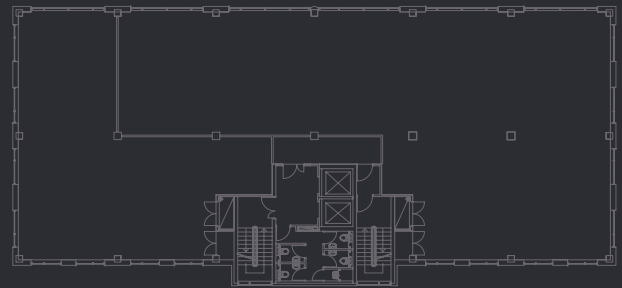
Available 1,549 sq ft

Second Floor

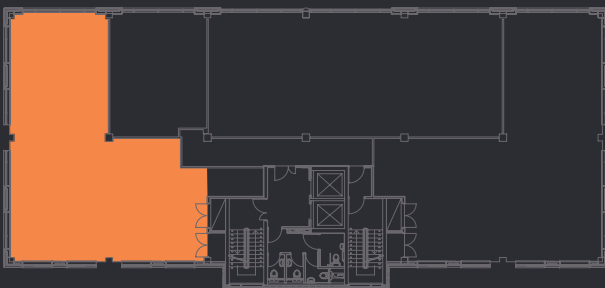


Available **1** 3,072 sq ft **2** 944 sq ft
Combine - 4,016 sq ft

Third Floor

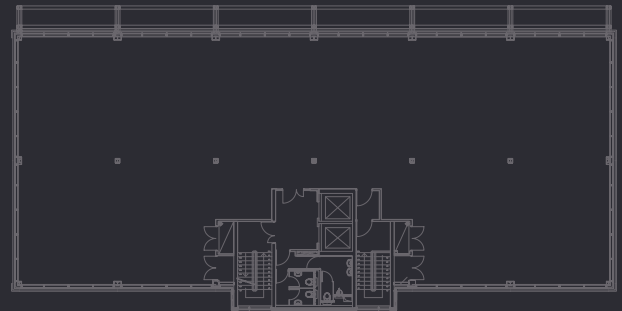


Fourth Floor



Available 1,423 sq ft

Fifth Floor



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

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