

2 Caspian Point

Pierhead Street, Cardiff, CF10 4DQ

TO LET: 572 - 7,270 sq ft
Grade A Office in Cardiff
Bay.

1,549 to 7,560 sq ft
(143.91 to 702.35 sq m)

- Excellent parking
- Exposed Services
- Air Conditioning
- Shower Facilities & Cycle Parking
- 24-hour Security & Access
- LED Lighting
- Raised Access Floor

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Summary

Available Size	1,549 to 7,560 sq ft
Rent	£12.50 - £18.50 per sq ft
Rates Payable	£8.50 per sq ft Ground floor Rateable value is £9,600
Service Charge	£10.88 per sq ft
Car Parking	1:600 per sq.ft.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Location

2 Caspian Point is situated in a prominent location adjacent to Queens Gate roundabout in Cardiff Bay and is five minutes to Mermaid Quay.

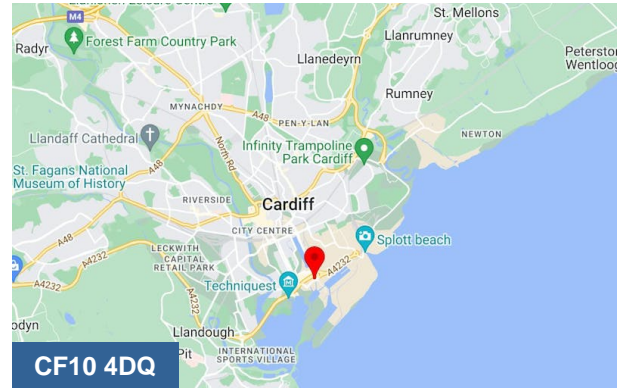
Cardiff Bay has good rail links to Queen Street and Cardiff Central Railway with main line services to Swansea, Bristol and London. There is also a bus link which provides good access to all parts of the City and railway links.

Accommodation

Name	sq ft	sq m	Availability
Ground	572	53.14	Available
1st	1,549	143.91	Available
2nd - A	3,072	285.40	Available
2nd - B	944	87.70	Available
4th	1,423	132.20	Let
Total	7,560	702.35	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



Viewing & Further Information



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