

SCOTT HARBOUR

Contemporary offices to let



Highlights

Prominent location

Tenant reinstated office space from 4,500 sq ft to 80,000 sq ft

Fully refurbished office space from 2,300 to 2,850 sq ft

Water views over Junction Lock and Roath Basin

Exceptional onsite parking

Specification

- Air Conditioning
- Raised access floor
- Showers and secure cycle parking
- Building intercom
- DDA access and facilities
- Flexibility of space
- Ample on-site parking

Occupational costs

Rent	Upon application
Rates	£8.20 per sq ft per annum
Service Charge	£7.25 per sq ft per annum
Insurance	£0.15 per sq ft per annum

EPC rating D100

Parking

Secure private parking in the Caspian Point car park at a ratio of 1 space per 250 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

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

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- 1 1 CASPIAN POINT
- 2 2 CASPIAN POINT
- 3 **PIERHEAD STREET CAR PARK**
- 4 REGUS
- 5 ARUP
- 6 **SCOTT HARBOUR**
- 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 Suites from 4,500 sq ft to 89,000 sq ft

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

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