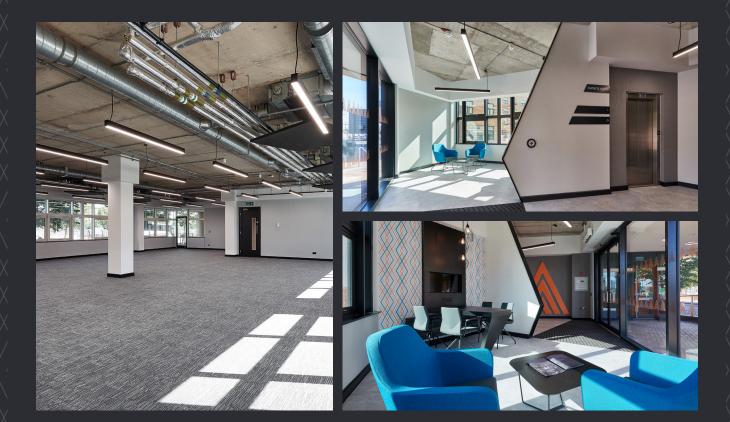


SCOTT HARBOUR

Contemporary offices to let

Emperor House, Scott Harbour, Bute St, Cardiff CF10 4PH

A KARLIN PROJECT



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

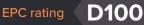
Exceptional onsite parking

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 annun
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 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.







SAT NAV

CF10 4PH

SCOTT HARBOUR Bute St, Cardiff, CF10 4PH

- **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.

Available Suites from 4,500 sq ft to 89,000 sq ft

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

mark.sutton@knightfrank.com 07919 395 593

ben.bolton@coark.com 07899 923 978

mark.siddons@coark.com 07747 024 130



tom.eddolls@knightfrank.com 07976 730 173

Important notice (I) Particulars: These particulars are not an offer, an invitation or a contract, nor part of or about price or value contained in the particulars is provided purely as guidance, it does not valuation and should not be relied upon for any purpose. You should not rely on statements Cooke & Arkwright in the particulars or by word of mouth or in writing (riinformation) as bein about the property, its condition or its value. Knight Frank or Cooke & Arkwright has no au representations about the property. No responsibility or lability is or will be accepted by K Cooke & Arkwright, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or the information, notice or document supplied or otherwise made available to any interested in connection with the Proposed Transaction. All and any such responsibility and liability is se (2) linages: Photographs show only certain parts of the property as they appeared at the tim Areas, measurements and distances given are approximate only. (3) Regulations: Any refer consent has been obtained. A buyer or lessee must find out by inspection or in other ways

ation is correct. (4) VAT: The VAT position relating to In accordance with the Money Laundering, Terror er) Regulations 2017 and Proceeds of Crime Act

ng name of Knight Frank LLP. Knight Frank LLP is a member of a ich may use the "Knight Frank" name and/or logos as part of th outside the United Kinght Frank" na outside the United Kingdom. No ind or obligate in any way, any oth tered in England with registered n on, W1U 8AN, where you may look

Knight Frank

