



CARDIFF
UNIVERSITY
PRIFYSGOL
CAERDYDD

Centre for Student Life

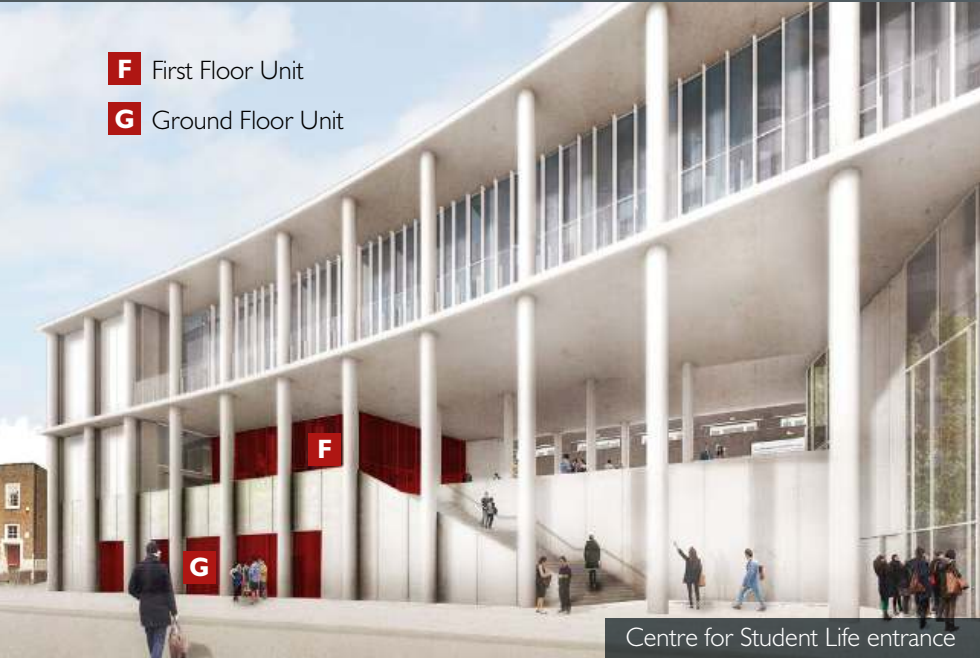
A3 Units to Let from circa 2,300 sq.ft (plus mezzanine)
Ground Floor and First Floor. Cardiff, CF10 3AT

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Opportunity

The intention is to develop an inspirational and landmark new 100,000 sq.ft mixed use building which will encompass all facets of student life for academic and non-academic purposes.

- F** First Floor Unit
- G** Ground Floor Unit



The Centre for Student Life is to be the “front door” of the University and the main student building. Services within the Centre for Student Life will include a 550 seat lecture theatre, drop-in and support services, careers and counselling services, in addition to various catering offers which will include the availability of A3 casual dining units to the Ground and First Floor of approximately 2,300 sq.ft each.

Cardiff University

- The University has a total estimated income in excess of £500 million and contributes £2.7bn annually to the UK economy, generating £6 for every £1 it spends.
- The University employs 5,500 people directly, supporting a further 5,900 jobs in addition to enterprising graduates establishing more than 270 start-up companies in the last three years.
- The 2016 National Student Survey found that 87% of students were satisfied with their overall experience at the University.
- Cardiff University ranks among the top 100 universities in the world and in the top 20 in the UK.



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Location

The Centre for Student Life will be located directly opposite Cardiff University's Main Building on Park Place in close proximity to Cathays Railway Station, which is the fourth busiest railway station in Wales with a total of 903,646 entries and exits for the year 2015/16. There is the possibility of direct access links to the railway station in the future (subject to funding from Network Rail).

Key benefits

- The current average weekly footfall figures immediately in front of the Student Union building is currently 24,500.
- The major employees within the immediate area are the University staff and the Welsh Government. The building will be accessible to the general public and not exclusive to the students and University staff.
- Subway and Costa will occupy the building adjacent to the Centre for Student Life.
- The Centre for Student Life is located circa 8 minutes walk away from Cardiff City Centre and approximately two minutes drive time.



1 New Centre for Student Life

- 2 Lidl
- 3 Cardiff Law School
- 4 Welsh Government
- 5 Cardiff Crown Court
- 6 Cardiff University
- 7 Alexandra Gardens
- 8 Cardiff University (Main Building)
- 9 To be Subway & Costa
- 10 Cathays Railway Station
- 11 Cardiff Student Union
- 12 Mix of A2/A3 occupiers
- 13 National Museum Cardiff
- 14 Gorsedd Gardens
- 15 Cardiff City Hall

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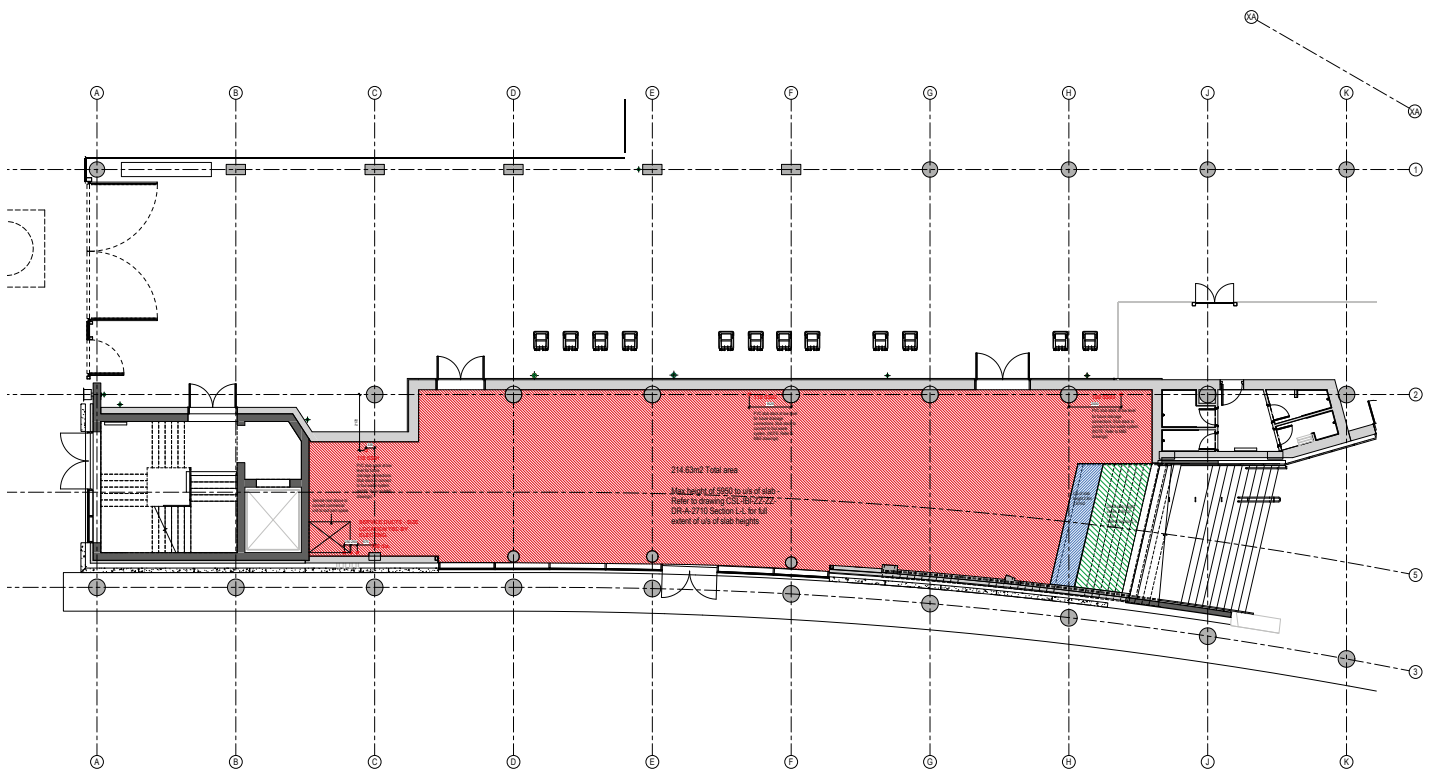
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Accommodation: Ground Floor

Ground Floor A3 unit of circa 2,300 sq.ft (opportunity to create mezzanine space as part of tenants fit out) with ceiling height and glazed frontage.

*Plans can be provided on request

Ground Floor Plan



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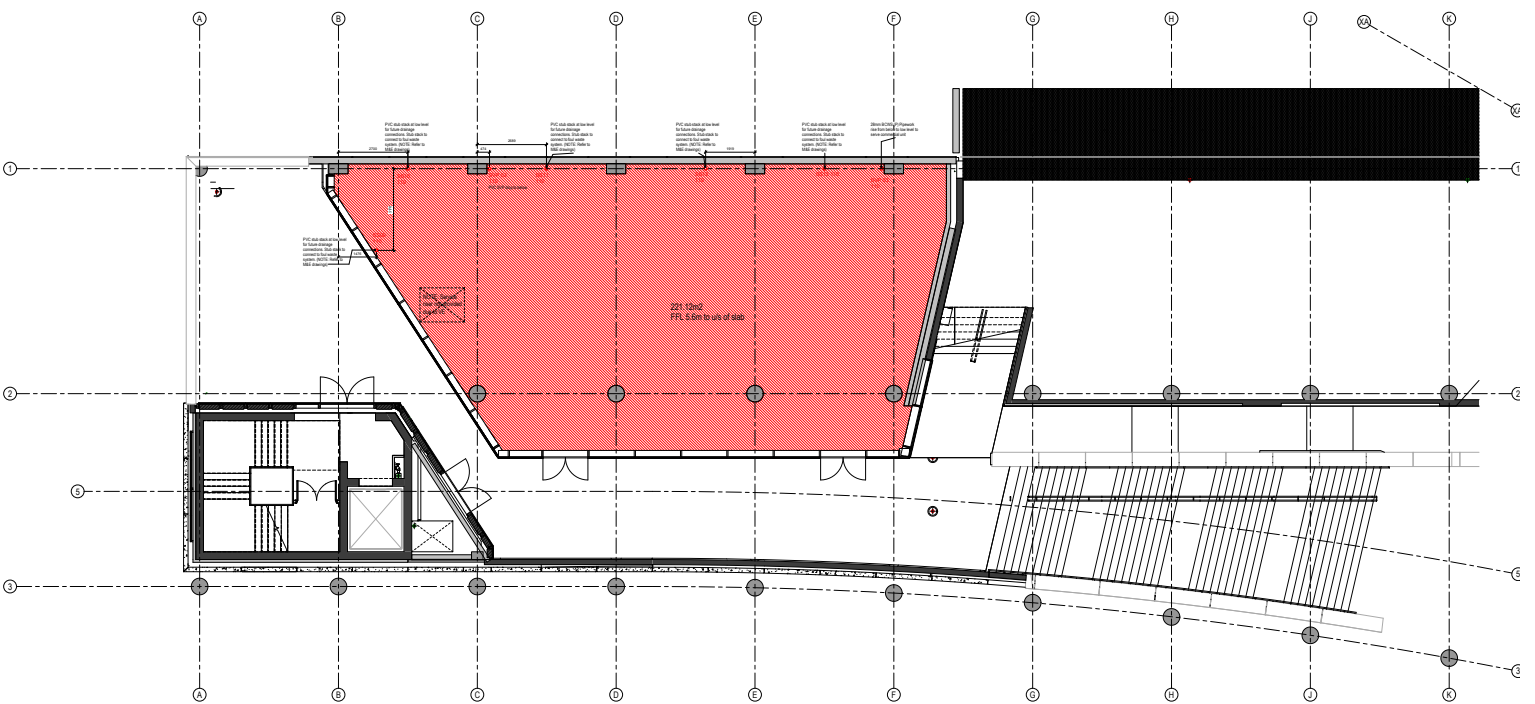
Accommodation: First Floor

A circa 2,300 sq.ft First Floor A3 unit (opportunity to create mezzanine space as part of tenants fit out).

External seating to the left hand side of the unit can be provided.

*Plans can be provided on request

First Floor Plan



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Terms

- The Ground Floor and the First Floor unit will be available on the basis of effective full repairing and insuring by way of a service charge, rent reviews to be at the fifth year and upwards only.
- Incentives and packages available subject to covenant strength and other terms offered.



Colonnade view mirrored



Advice Bar

Rent

Upon application.

EPC

To be assessed.

Rates

To be assessed.

Handover Specification

The units will be handed over to a developer's shell specification, with the glazed frontage to each unit also provided.

Timings

Construction of the building has commenced, with the aim of completion and handover of the units by Spring 2021. The Centre for Student Life will be fully operational for the new academic year in September 2021.

Centre for Student Life

Main Hall



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Contact

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