



## Centre For Student Life

Park Place, Cardiff, CF10 3AT

## 2,300sq. ft Retail in Cardiff To Let

**2,300 sq ft**  
(213.68 sq m)

# Centre For Student Life, Park Place, Cardiff, CF10 3AT

## Summary

<b>Available Size</b>	2,300 sq ft
<b>Business Rates</b>	To Be Assessed
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

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.

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.

## 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).

Construction of the building will commence in Summer 2017, with the aim of completion and handover of the units by Spring 2019. The Centre for Student Life will be fully operational for the new academic year in September 2019.

## Accommodation

Name	sq ft	sq m	Availability
Ground	2,300	213.68	Available
1st	2,300	213.68	Available
<b>Total</b>	<b>4,600</b>	<b>427.36</b>	

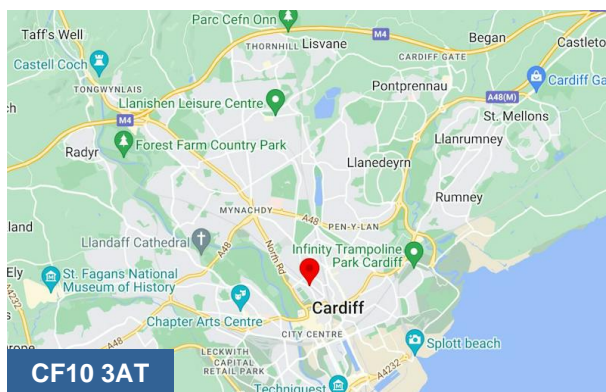
## Terms

The Ground Floor and the First Floor unit will be available on the basis of effective full repairing and insuring terms, rent reviews to be at the fifth year and upwards only.

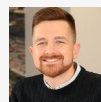
Incentives and packages available subject to covenant strength and other terms offered.

## 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.



## Viewing & Further Information



**Ben Davies**

02920 346 311

ben.davies@coark.com



**Huw Thomas**

02920 346 312

huw.thomas@coark.com