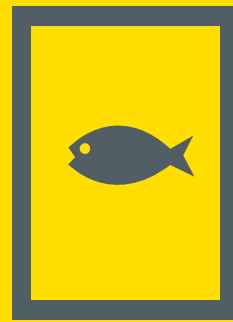
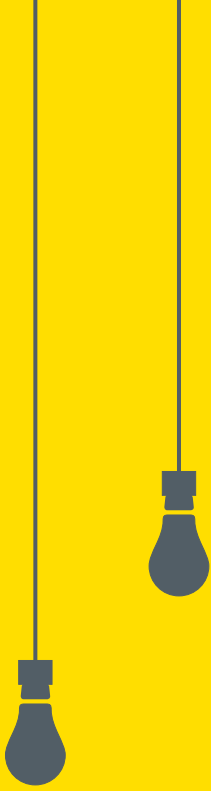


PorthTeigr

GloWorks

Café, Retail & Office Units To Let



porthteigr.com/gloworks

GloWorks

Ground Floor

Retail Units

Terms

The units are available on new full repairing and insuring leases via a service charge.

Full details and rent available from the marketing agents.

The Café, Retail and Office units are located on the ground floor of Gloworks the new creative industries centre in the heart of Porth Teigr in Cardiff Bay. Overlooking the water and adjacent to the BBC studios in an area frequented by cyclists, walkers and leisure tourists.

Unit 1

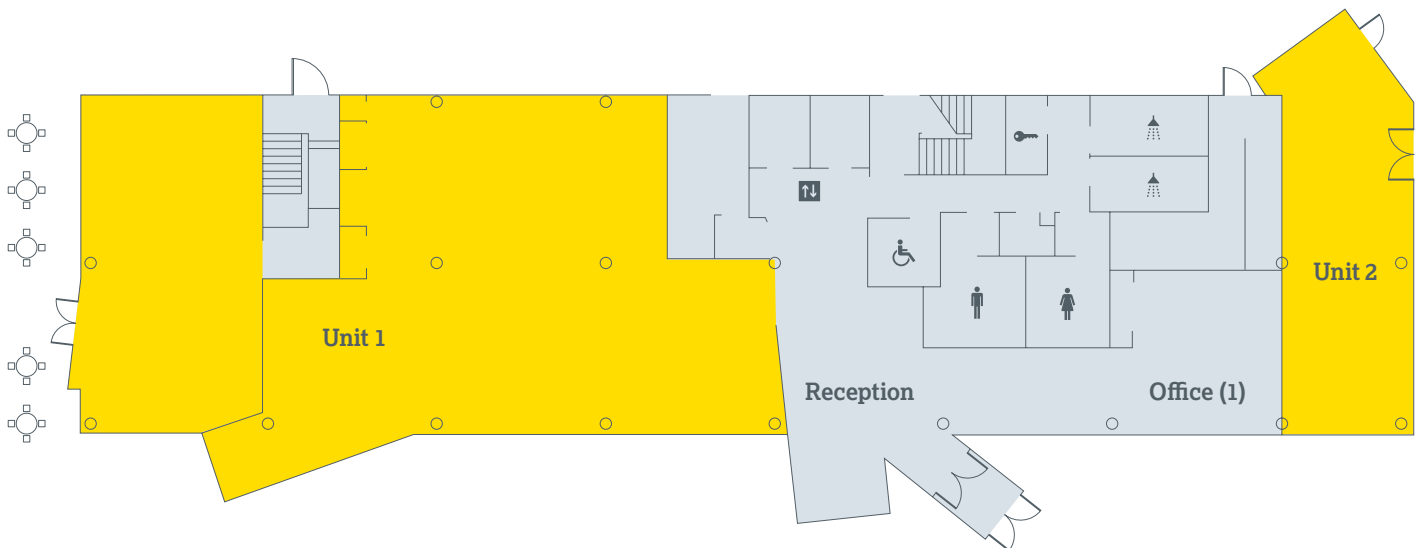
A A3 / restaurant / café unit, overlooking Roath Basin with an outside seating area.

Unit 2

A studio/office unit.

Schedule of Accommodation

Net Internal Areas	m ²	ft ²
Unit 1 (incorporating office meeting room)	294	3170
Unit 2	66	710



Glowworks together with BBC Cymru Wales's Roath Lock studios is a hub for Wales' dynamic creative sector.

The Roath Lock Studios – the BBC's 170,000 sq. ft. drama production studio complex is home to flagship BBC productions including Doctor Who, Casualty and Pobol y Cwm.

Porth Teigr forms part of the Cardiff Bay area and is in close proximity to The Welsh Millennium Centre, The Senedd, Mermaid Quay and the existing vibrant residential and office communities.

Porth Teigr is a joint venture between Igloo and Welsh Government and comprises 38 acres of prime waterfront development in Cardiff Bay. With potential for 2,000,000+ sq. ft. of mixed-use development it is one of the largest waterside projects in Europe.



Glowworks



Unit 1



Unit 2

Map Key

-  Baycar Bus Route
-  Baycar Bus Stops



Baycar **Approx. 15 minutes**
— City Centre to Cardiff Bay
(runs every 10 minutes)



Approx. 10 minutes
— City Centre to Cardiff Bay



Approx. 4 minutes
— Queen Street Station to Cardiff Bay
(runs every 12 minutes)



Approx. 10 minutes
— City Centre to Cardiff Bay
— Covered cycle hoops are provided immediately adjacent to the front entrance of the building.



Approx. 20 minutes
— City Centre to Cardiff Bay
— All nearby attractions are within a 15 minute walking distance.

Porth Teigr & Cardiff Bay



Enquiries



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Porth Teigr is a joint venture development



igloo is an Aviva Investors fund



Important Notice

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2. Photos etc:

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc:

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4. VAT:

The VAT position relating to the property may change without notice.

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