



TO LET

First floor offices

GloWorks, Porth Teigr Way, Cardiff Bay, Cardiff CF10 4GA

- A collaborated and connected environment for creative businesses
- Various suites available
- 16.5 – 58.7 sq m (178 - 632 sq ft)

029 2049 2492

3 Assembly Square, Britannia Quay, Cardiff, CF10 4PL
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Location

GloWorks is located in the heart of Porth Teigr in Cardiff Bay, overlooking the water and adjacent to the BBC studios.

Within close proximity is Mermaid Quay which provides a variety of shops, restaurants, cafes and bars, as well as the Wales Millennium Centre and the Red Dragon Centre.

Cardiff Bay is well located for both public and private transport, including access to the A4232 which leads to Junction 33 of the M4. It is served by two bus routes from the city centre, including the BayCar which takes approximately 10 minutes from Central Station to the Bay. There is also a shuttle train which runs between Cardiff Queen Street and Cardiff Bay station.



Description

The building is designed to BREEAM Excellent standard and forms part of the growing creative industries sector in Cardiff. It comprises a detached office building arranged over ground and five upper floors.

The available space includes three small suites which could be let individually or jointly. Located on the first floor, the suites are open plan with access to shared kitchen facilities.

Specification

The building benefits from the following specification;

- Raised floors
- Painted concrete ceilings
- Gas fired central heating system
- Shared kitchen facilities
- Ground floor staffed reception
- 2 x 13 person lifts
- Showers
- Disabled access and facilities
- On site coffee shop.

Accommodation

The available accommodation comprises the following Net Internal Areas (NIA):

	sq ft	sq m
Suite 1.01	218	20.3
Suite 1.04	236	21.9
Suite 1.05	178	16.5
Total	632	58.7

Area calculated in accordance with the RICS measurement code.

Service Charge

A service charge is payable to cover the maintenance and upkeep of the building fabric and common areas.

Business Rates

The tenant is responsible for the payment of business rates.

Rent & Terms

The offices are available on a new lease for a term to be agreed. Quoting terms available upon request.

Use

Please note the lease restricts users to 'Creative Industries and their supply chain'.

VAT

The property is elected for VAT that will be applicable to the rent and service charge at the standard rate.

EPC

The property has been assessed with an EPC rating of B (31).

Viewing

Strictly by appointment with sole agent Knight Frank LLP on 029 2049 2492.

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Subject to Contract

Details 07/19

Photography 05/19

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