
Welcome to GloWorks



GloWorks

Gloworks is the new creative industries centre in the heart of Porth Teigr in Cardiff Bay, which will open its doors in 2014.

The building is designed to BREEAM Excellent standards and is intended to be a flagship development on Porth Teigr which, together with BBC Cymru Wales's Roath Lock studios, is becoming a hub for Wales' dynamic creative sector.

The creative industries sector is one of the fastest-growing sectors of the Welsh economy and is prioritised by Welsh Government for support. Cardiff is home to three major broadcasters, an established independent TV production sector and an emerging digital media cluster. There is no better place to grow a creative industries business.

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.

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

Cardiff is the capital of Wales and one of the UK's premier cities. Located approximately 150 miles (240 km) from London and 43 miles (69 km) west of Bristol, the city benefits from regular intercity rail services to London Paddington with a journey time of just over 2 hours. Cardiff International Airport is located 12 miles (19 km) from the city centre and offers scheduled flights to a number of European destinations. Heathrow airport is 140 miles (230 km) east of Cardiff with a journey time of approximately 2 hours 15 minutes.

Enquiries



mark.sutton@knightfrank.com
rebecca.roberts@knightfrank.com

porthteigr.com/gloworks

Wales



Cardiff



Map Key

- Baycar Bus Route
- Baycar Bus Stops



5 minutes to

- Visitor Centre
- The Norwegian Church
- Senedd
- Wales Millennium Centre
- Mermaid Quay

10 minutes to

- Cardiff Bay Rail Station
- Welsh Government Offices
- BBC National Orchestra of Wales
- Red Dragon Centre

15 minutes to

- St David's Hotel and Spa

20–25 minutes to

- Cardiff City Centre

Porth Teigr & Cardiff Bay



GloWorks

GloWorks provides open plan space over six floors that can be tailored to suit the needs of creative businesses. The ground floor reception is linked to a flexible meeting suite with AV and conferencing facilities. The café units overlooking the water and adjacent to the BBC studios will provide facilities for tenants, visitors and the public.

The building will provide a collaborative, connected environment for creative businesses of all sizes.



L5

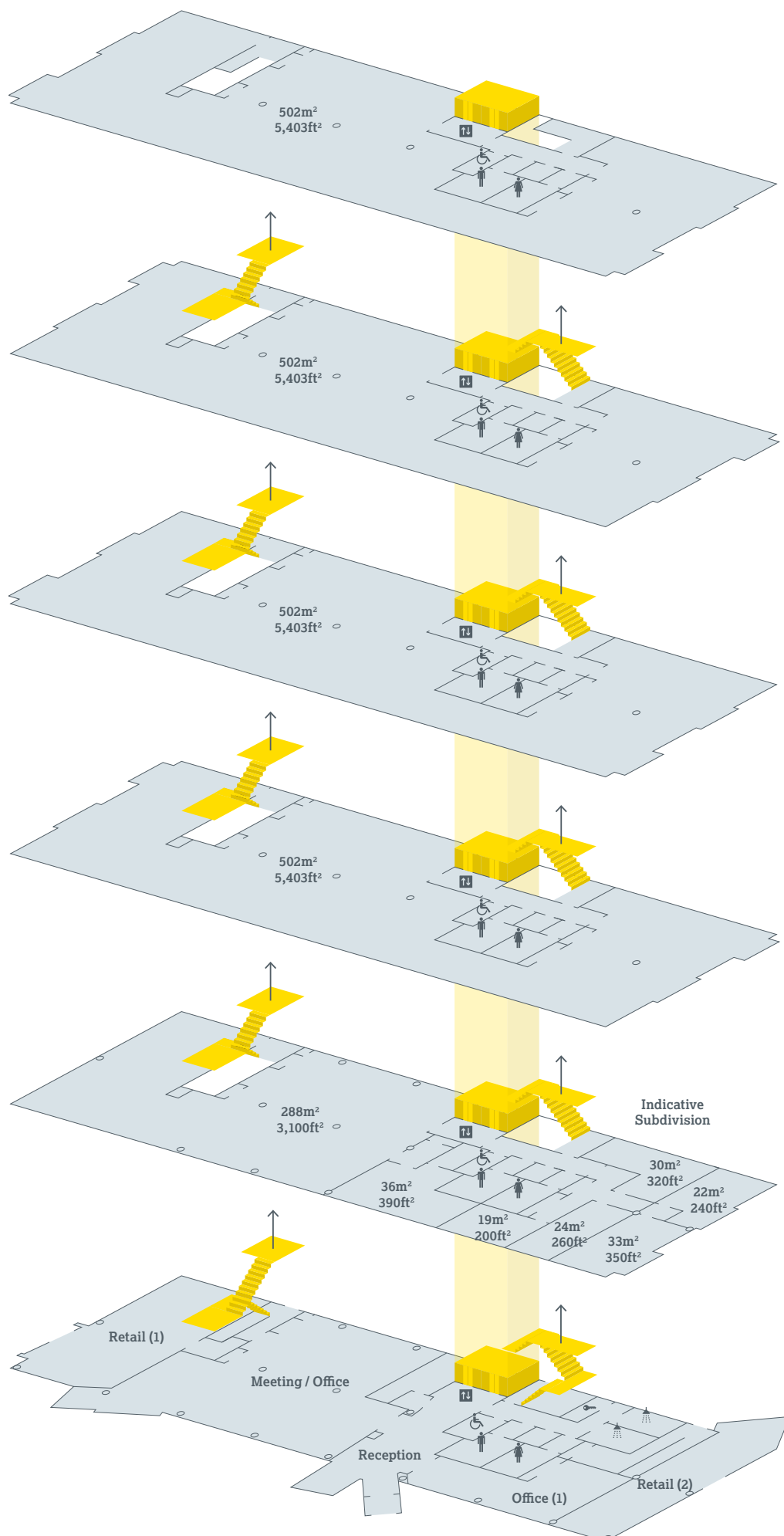
L4

L3

L2

L1

G



Building Specification

- Ground-floor staffed reception area
- 2 x 13 person lifts
- Dedicated gas boiler on each floor
- Showers
- Disabled access and facilities
- WC's on each floor
- Electricity, gas and water sub metered on each floor

Office Specification

- Raised access floors
- Hardwood window sills
- Painted concrete ceilings
- Suspended ceilings (if required)
- Window blinds (if required)

Technical Specification

- Visitors to GloWorks will have access to free, high-speed, wireless broadband
- The ground floor reception, breakout areas and bookable meeting rooms will be equipped with digital technology to support collaborative working and showcasing of creative content
- Tenants will be able to benefit from connection speeds in excess of 1Gbps.

Full details and specification are available in the tenants information pack.

Sustainability & Energy Performance

The building has been designed to BREEAM Excellent standards. The building is naturally ventilated, with high levels of insulation and high performance windows providing optimum daylight while avoiding solar gain.

An Energy Performance Certificate will be prepared following practical completion. Please contact the agents for further details.

Access & Security

The building will benefit from a staffed concierge reception and tenants will have 24 hour access.

Transport Links

Cardiff Bay is well located for both public and private transport.

Cardiff Bay is served by two bus routes from the city centre, The BayCar is the easiest and quickest route from the city centre into the Bay taking approximately 10 minutes from Central Station to the Bay.

There is a shuttle train which runs between Cardiff Queen Street station and Cardiff Bay Station. This train takes approximately 4 minutes from the city centre to the Bay and runs every 12 minutes.

Parking

The building benefits from 54 dedicated on site parking spaces, 5 spaces adjacent on Timber Street, together with up to 49 spaces in the barrier controlled car park. Additional public parking is available close by along Heol Porth Teigr, at the Norwegian Church and the Pierhead Street multi storey car park.

Covered cycle hoops are provided immediately adjacent to the front entrance of the building, with showers and lockers inside the building adjacent to the ground floor reception.

Schedule of Accommodation

| Net Internal Areas | m ² | ft ² |
|--------------------|----------------|-----------------|
| G Office (1) | 54 | 581 |
| Meeting / Office | 200 | 2153 |
| Retail (1) | 101 | 1087 |
| Retail (2) | 66 | 710 |
| L1 | 501 | 5392 |
| L2 | 502 | 5403 |
| L3 | 502 | 5403 |
| L4 | 502 | 5403 |
| L5 | 502 | 5403 |
| Total | 2,930 | 31,535 |

Financial Assistance

Welsh Government may be able to offer financial assistance and other support to qualifying projects.

For further details please contact:

Phone. 03000 6 03000
Website. business.wales.gov.uk/creative

Terms

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

Full details and rent available from the marketing agents.

Enquiries



mark.sutton@knightfrank.com
rebecca.roberts@knightfrank.com

Enquiries



mark.sutton@knightfrank.com
rebecca.roberts@knightfrank.com

Porth Teigr is a joint venture development



igloo is an Aviva Investors fund



Important Notice

1. Particulars:

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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:

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT:

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

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.