



Cardiff Waterside

Caspian Point

Grade A Office Buildings

1 Caspian Point 67,866 sq ft (6,305 sq m)

2 Caspian Point 30,568 sq ft (2,840 sq m)

www.cardiffwaterside.co.uk

Caspian Point forms a major part of Cardiff Waterside's existing 500,000 sq ft estate. The development comprises two high quality office buildings providing a total of 98,515 sq ft in a prominent position overlooking the A4232 at the gateway of the estate.

Estate Management and Security

Tenants of the Cardiff Waterside estate benefit from having a permanent Estate Management Team based on site.

All buildings within the Cardiff Waterside Estate have the benefit of 24 hour on site security with regular staff patrols and manned CCTV.

Caspian Point One has been designed with flexibility in mind and provides 68,015 sq ft of high quality air conditioned office space over ground and 5 upper floors. Accommodation is arranged in wings of 5,500 sq ft to 7,300 sq ft with a floor plate depth of 15m.

Caspian Point Two provides a total of 30,500 sq ft in suites ranging from 500 sq ft to 5,200 sq ft on a single floor which can be subdivided to meet the needs of the incoming occupier.



Specification

- 4 pipe fan coil air conditioning
- Raised access floors with 150mm clear void
- Suspended metal ceilings (Caspian One)
- Recessed Category II lighting
- Disabled facilities
- 24 hour access and security
- Fully carpeted
- Floor to ceiling heights of 2.9 metres
- 15 metre floor plate depth
- 1.5 metre planning module
- 2 high speed lifts

* BREEAM 98 - Building research establishment environmental assessment method.

Car Parking

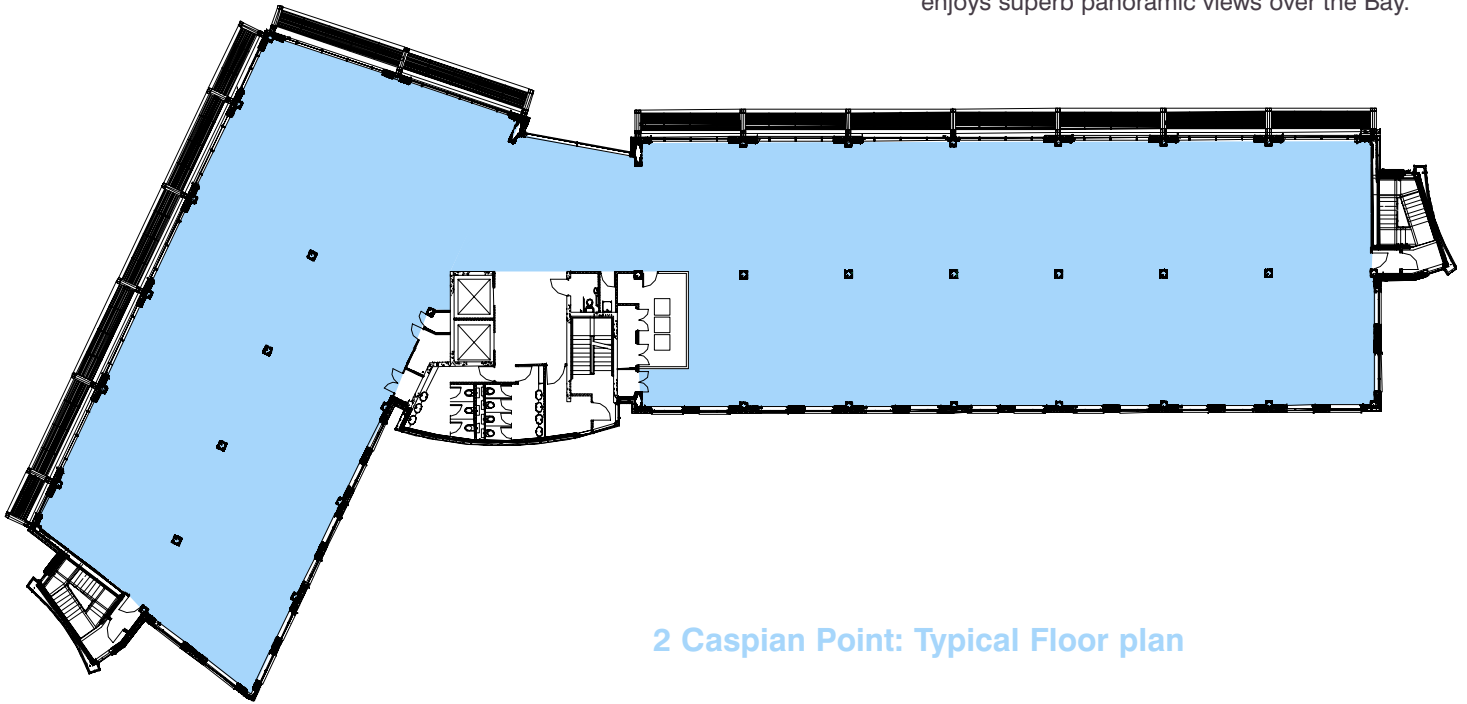
Caspian Point provides secure, onsite car parking. Spaces are allocated to tenants based on 1:1,000 sq ft occupied. Further car parking is available at the nearby 1,238 space Cardiff Waterside Multi Storey Car Park.



High-level interior specification
Excellent BREEAM* rating
High quality reception

1 Caspian Point: Typical Floor plan

The building is arranged over six floors and enjoys superb panoramic views over the Bay.



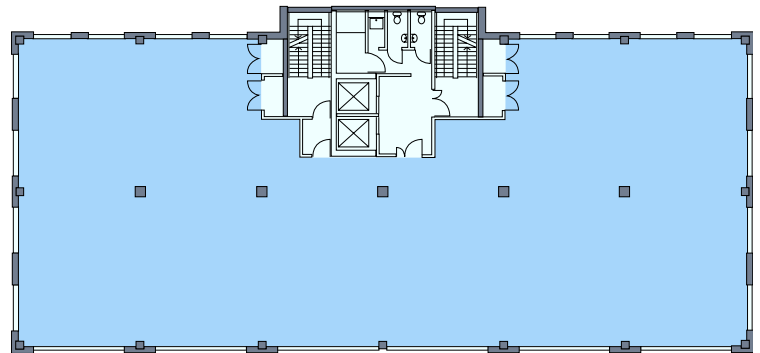
Building 1 provides floor plates of 12,800 sq ft with wings of 5,500 sq ft and 7,300 sq ft around a central core.

Building 2 has been subdivided to accommodate requirements from 500 sq ft to 5,200 sq ft on a single floor.

The flexible layout offers a number of subdivision options to accommodate occupier requirements.

Please see availability schedule for current opportunities.

2 Caspian Point: Typical Floor plan



Existing Offices

1. National Assembly for Wales
2. Debating Chamber
3. Atradius
4. 3 Assembly Square
5. Discovery House

Parking

- P1. Cardiff Waterside Multi storey Car Park (1238 spaces)
- P2. Mermaid Quay Car Park
- P3. Red Dragon Centre Car Park

Lifestyle

6. Red Dragon Centre Leisure Complex
7. Wales Millennium Centre
8. Mermaid Quay
9. Roald Dahl Pllass
10. Pierhead Building



Your neighbours and nearby

Cardiff Waterside is already home to some of the nation's best-known companies as well as institutions such as the Welsh Offices of the UK government, the European Commission and Ofcom.

Examples of existing high profile occupiers include:

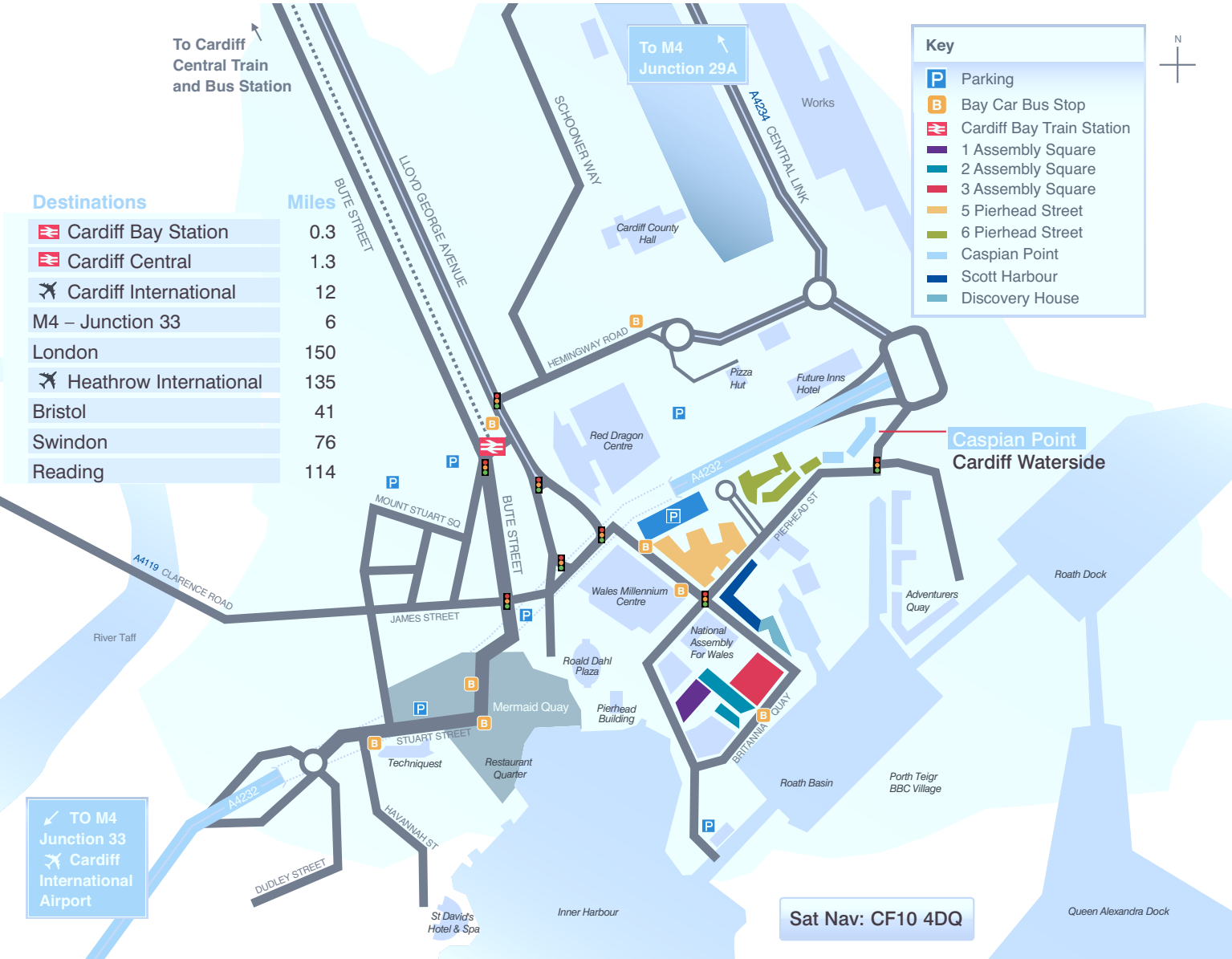
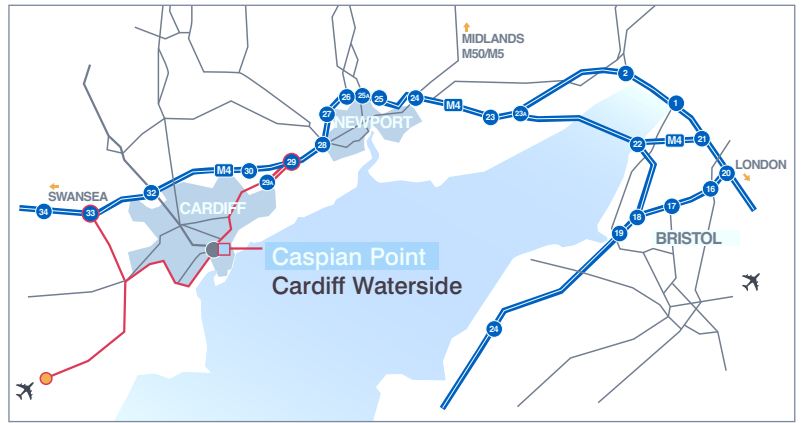


It's great to have so much choice

Cardiff Waterside offers so much more with a wide range of amenities and facilities nearby from hairdressers, banks, creche, dentist, cinema, casino, bowling, opera house and retail as well as a whole variety of restaurants from traditional British to Oriental Chinese/Indian / Mexican /Turkish/French/and Italian cuisine.



Getting around is so simple



Indicative fit out





Cardiff Waterside

For further information contact:

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Brochure May 2013, Photography from summer 2012

Design Martin Hopkins. www.martinhopkins.co.uk T 029 2046 1233

Energy Performance Certificate

Non-Domestic Building



1 Caspian Point
Caspian Way
CARDIFF
CF10 4DQ

Certificate Reference Number:
0322-3002-0385-0990-5195

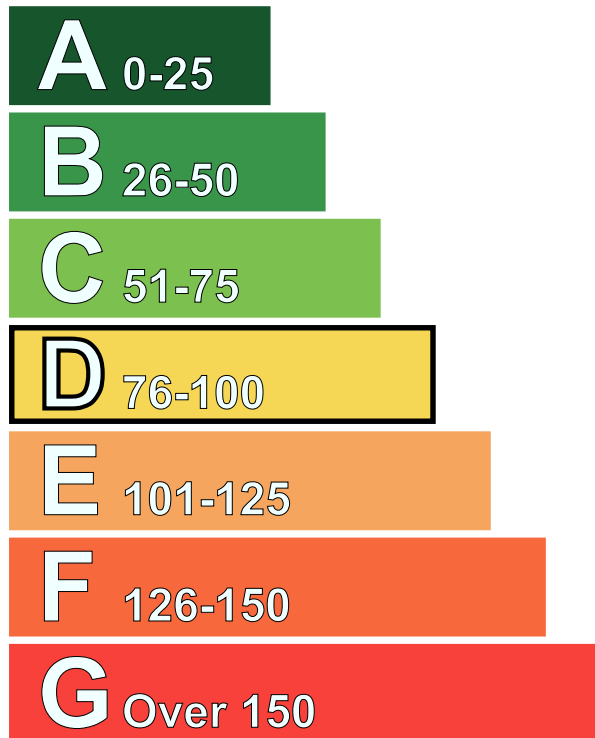
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 7207.030
Building complexity (NOS level): 5

Benchmarks

Buildings similar to this one could have ratings as follows:

- 65 If newly built
- 128 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



2 Caspian Point
Caspian Way
CARDIFF
CF10 4DQ

Certificate Reference Number:
0570-0838-4520-7792-3092

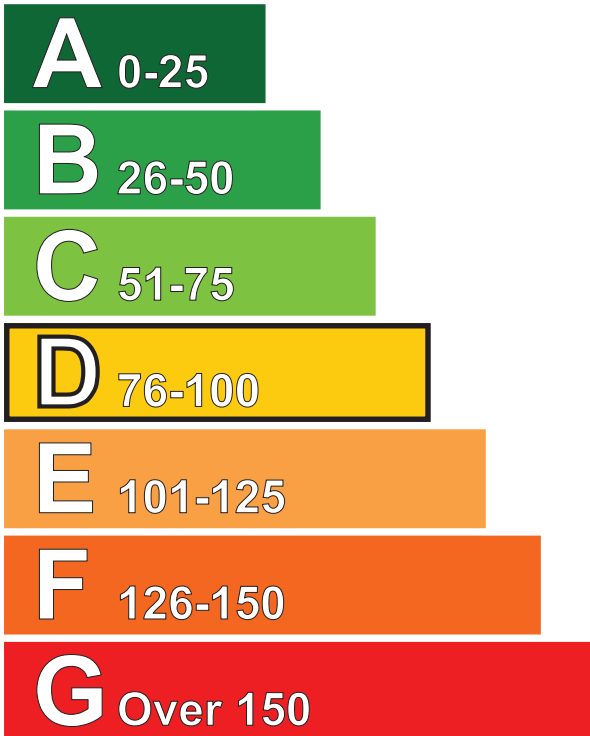
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Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 88 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 3398.431
Building complexity (NOS level): 5

Benchmarks

Buildings similar to this one could have ratings as follows:

- 65 If newly built
- 129 If typical of the existing stock