

PLOTS 5&6

BESPOKE PRE-LET OPPORTUNITIES

Parmer Cardiff Campus

Parmer Innovation Centers is an owner, operator and developer of work-place campuses in global high growth locations.

We invest in cities with excellent education, global transport, digital connectivity, an affordable cost of business and a great quality of life; because this drives population growth which in turn attracts companies seeking to harness this developing talent base.

Parmer currently own 5 campuses which have 45 buildings covering 4 million square feet with a further 465 acres of future development land in: Manchester, North Carolina, Texas and California.

Cardiff was added to the portfolio in 2018 with the acquisition of the campus comprising 7 office buildings, a large multi-storey car park and 2 development plots.

Located in the heart of Cardiff Bay, the sites provide speedy access to the M4 corridor within a few minutes.

Local occupiers include BBC, ITV, Lloyds Banking Group, Welsh Government, KPMG and Welsh National Opera.

Current Situation

Plots 5 & 6 comprise 2 prominent development sites in the heart of Cardiff Bay and consist of 1 acre and 2 acres respectively. Both sites benefit from outline planning permission. Plot 5's consent is for 2 office buildings totalling 169,000 sq.ft whilst Plot 6 has consent for 190,000 sq.ft of office accommodation with 'active' ground floor uses.

With a combined total of 359,000 sq.ft of net usable space, these plots present a rare opportunity to design & build work spaces specifically tailored to individual office users' needs.

Alternative Uses

Whilst the current planning consent is for office use, other mixed uses have been considered which would compliment the area and sit comfortably within the local planning framework. Such uses include: hotel, residential, retirement living and leisure. Set out over the following pages are 4 alternative mixed-use schemes which have interchangeable uses.

Professional Team on standby

A dedicated professional team with a wealth of experience in Cardiff and of the Waterside Campus has been appointed and are on standby to design and build a modern creative working environment which will inspire those who occupy the space.



Faithful+Gould, part of the SNC-Lavalin group, is a world leading construction consultancy, offering a versatile blend of project, programme, commercial and cost management.

fgould.com

Arup Cardiff employs more than 400 engineers and specialist technical consultants, who work on Welsh, UK and international projects.

arup.com

Holder Mathias Architects has been designing and delivered buildings of enduring value for fifty years. Our reputation is built upon inventive, high-quality sustainable design solutions within a sound commercial framework.

holdermathias.com



Option 1



Development options

- Mixed-use development of a hotel and offices.
- Courtyard configurations to include multi-storey car parks.
- Plot 5: Two new office buildings.
- Single or multi-tenant.
- Plot 6: High-rise 4/5* hotel of up to 450 bedrooms, with two further office buildings.
- Single linked or multi-tenant.
- New 750-space MSCP.



- 1 Hotel (up to 450 rooms)
- 2 Office Block 2 circa (4,800 sq.m / 51,600 sq.ft)
- 3 Office Block 3 circa (3,450 sq.m / 37,100 sq.ft)
- 4 MSCP (Circa 750 Spaces)
- 5 Premier Inn Cardiff Bay (210 Bedroom Hotel)
- 6 Office Block – Outline Planning Permission (6,213 sq.m / 66,873 sq.ft)
- 7 Office Block – Outline Planning Permission (8,530 sq.m / 91,842 sq.ft)

Option 2



Development options

- Mixed-use development of residential and offices.
- Courtyard configurations to include multi-storey car parks.
- Plot 5: Two new office buildings.
- Single or multi-tenant.
- Plot 6: High-rise and mid-rise residential apartment blocks.
- 1 and 2-bedroom apartments – Private, rental, retirement living.
- New 500-space MSCP



- 1 Residential Tower 1
- 2 Residential Block 2
- 3 Residential Block 3
- 4 Residential Block 4
- 5 MSCP (Circa 500 Spaces)
- 6 Premier Inn Cardiff Bay (210 Bedroom Hotel)
- 7 Office Block – Outline Planning Permission (6,213 sq.m / 66,873 sq.ft)
- 8 Office Block – Outline Planning Permission (8,530 sq.m / 91,842 sq.ft)

Option 3



Development options

- Mixed-use development of a hotel and offices.
- Courtyard configurations to include multi-storey car parks.
- Plot 5: Two new office buildings.
- Single or multi-tenant.
- Plot 6: Mid-rise offices and/or hotel.
- New 750-space MSCP.



- 1 Office Block circa (4,900 sq.m / 52,750 sq.ft)
- 2 Office Block circa (8,700 sq.m / 93,650 sq.ft)
- 3 Office Block circa (4,100 sq.m / 44,100 sq.ft)
- 4 MSCP (Circa 750 Spaces)
- 5 Premier Inn Cardiff Bay
- 6 Office Block – Outline Planning Permission (6,213 sq.m / 66,873 sq.ft)
- 7 Office Block – Outline Planning Permission (8,530 sq.m / 91,842 sq.ft)

Option 4



Development options

- Mixed-use development of a hotel and offices.
- Courtyard configurations to include multi-storey car parks.
- Plot 5: Two new office buildings.
- Single or multi-tenant.
- Plot 6: Mid-rise and high-rise office and/or hotel.
- New 750-space MSCP.



- 1 Office Block circa (19,200 sq.m / 206,700 sq.ft)
- 2 Office Block circa (4,100 sq.m / 44,100 sq.ft)
- 3 MSCP (Circa 750 Spaces)
- 4 Premier Inn Cardiff Bay
- 5 Office Block – Outline Planning Permission (6,213 sq.m / 66,873 sq.ft)
- 6 Office Block – Outline Planning Permission (8,530 sq.m / 91,842 sq.ft)



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