

2 CASPIAN POINT



Highlights

- Prominent location adjacent to Queens Gate roundabout
- Fully refurbished office space
- Suites from 500 to 3,100 sq ft available
- Ample on site parking
- 5 minutes to Mermaid Quay



Specification

- Air conditioning
- Suspended ceiling with recessed lighting
- Raised access floor
- Services available for kitchen fit out
- Shower facilities and cycle parking
- 24 hour security and access
- Disabled access and facilities

Parking

Secure private parking is provided in the Caspian Point surface car park at a ratio of 1 space for every 1,000 sq ft occupied. Additional spaces may be available along with concessionary rates for occupiers in the 1,238 space Pierhead Street multi storey car park opposite.

Lease terms

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

Connectivity

Carriers	BT Openreach, Virgin Media
Services	BT Openreach - Copper & Fibre
Mobile Services	Three, Vodafone, O2, EE - 2G, 3G, 4G (Three - 3G/4G only)

Occupational costs

Rent	£18.50 per sq ft per annum
Rates	£8.50 per sq ft per annum
Service Charge	£6.40 per sq ft per annum
Insurance	£0.15 per sq ft per annum

EPC rating **D88**



SAT NAV **CF10 4DQ** **2 CASPIAN POINT** Pierhead Street, Cardiff, CF10 4DQ

- 1 **CASPIAN POINT**
- 2 **CASPIAN POINT**
- 3 **PIERHEAD STREET CAR PARK**
- 4 **REGUS**
- 5 **ARUP**
- 6 **SCOTT HARBOUR**
 - ALEXANDRA HOUSE
 - DISCOVERY HOUSE
 - EMPEROR HOUSE
 - ROSS HOUSE
 - TERRA NOVA HOUSE
- 7 **3 ASSEMBLY SQUARE**
- 8 **ATRADIUS**

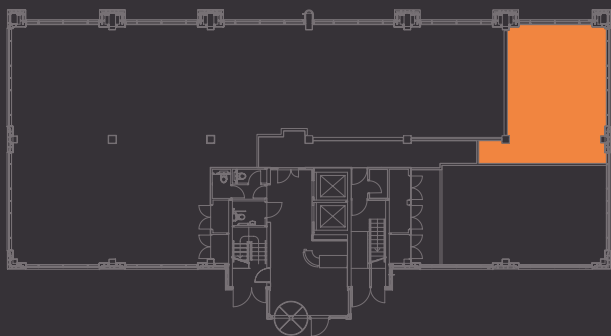
Rail links
Cardiff Bay is served by regular services from Queen Street Station linking to the Valley Lines services and to Cardiff Central for Main line services to Swansea, Bristol and London.

Bus links
The BayCar (No6) offers regular services from the estate linking to all parts of the city centre loop, and both railway stations.

Driving
The estate is conveniently located for access to the M4 motorway at Jct 33 (via A4232 – 11 miles) and Jct 29 (via A48 – 13 miles).

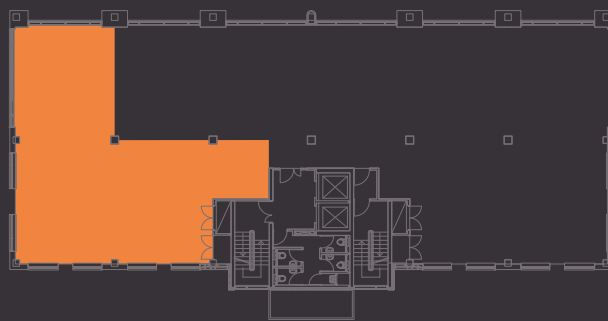
Public parking
The Pierhead Street Car Park provides 1,238 spaces and £6 per day concessionary rates are available to estate occupiers and their visitors.

Ground Floor



Available 572 sq ft

First Floor



Available 1,549 sq ft

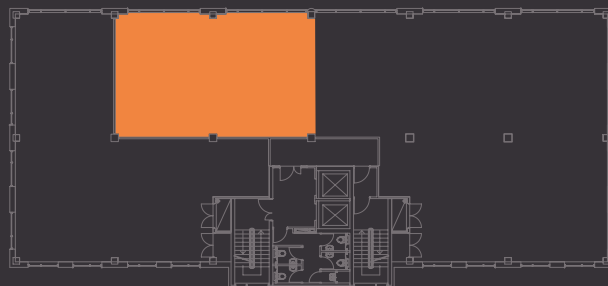
Second Floor



Available

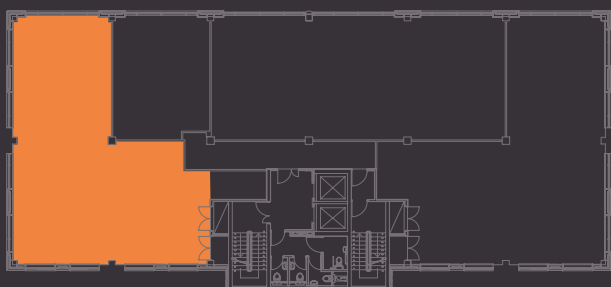
1 943 sq ft 2 3,072 sq ft

Third Floor



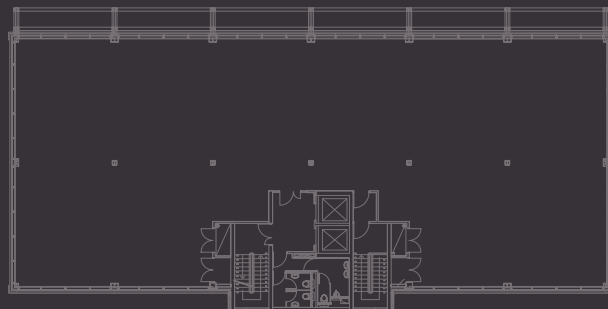
Available 970 sq ft

Fourth Floor



Available 1,423 sq ft

Fifth Floor



For further details and to arrange a viewing, please contact:

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