

1 CASPIAN POINT



Highlights

- Prominent location adjacent to Queens Gate roundabout
- Fully refurbished office space
- Suites from 5,000 to 23,000 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

Occupational costs

Rent	£19.00 per sq ft per annum
Rates	£7.80 per sq ft per annum
Service Charge	£6.73 per sq ft per annum
Insurance	£0.15 per sq ft per annum

EPC rating **D90**



Parking

Secure private parking is provided in the basement car park at a ratio of 1 space for every 600 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)



SAT NAV

CF10 4DQ

1 CASPIAN POINT Pierhead Street, Cardiff, CF10 4DQ

- 1 1 CASPIAN POINT**
- 2 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.

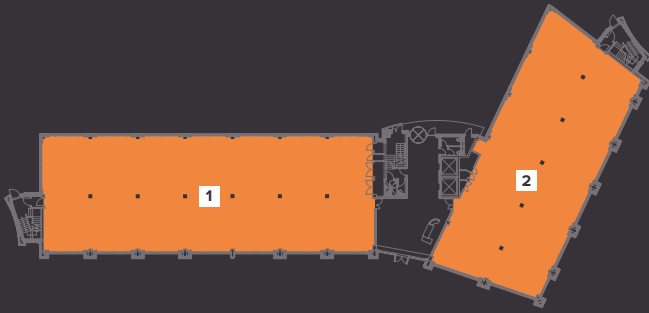
Driving

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.

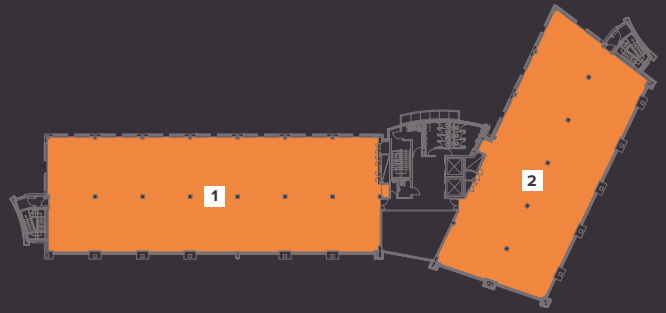
Ground Floor



Available

1 6,570 sq ft 2 5,187 sq ft

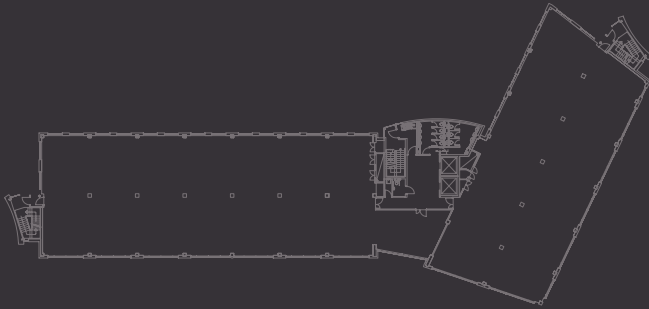
First Floor



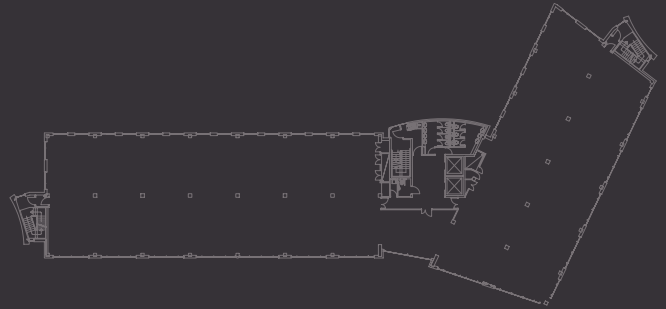
Available

1 6,543 sq ft 2 5,172 sq ft

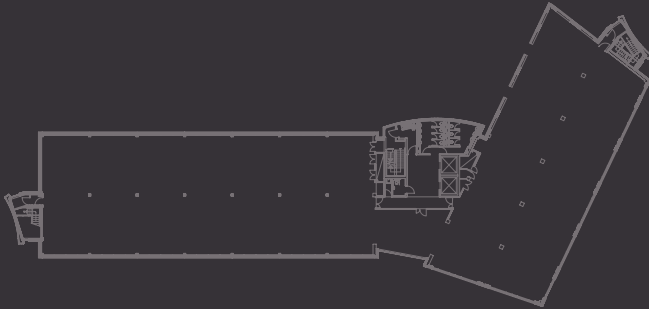
Second Floor



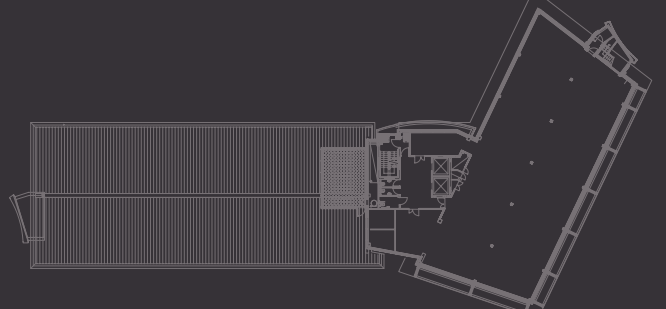
Third Floor



Fourth Floor



Fifth Floor



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

Mark Sutton

mark.sutton@knightfrank.com
07919 395 593

Grace Shackell

grace.shackell@knightfrank.com
07469 667 111

Chris Terry

chris.terry@cushwake.com
07793 269 442



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