

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

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**



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, O ² , EE - 2G, 3G, 4G (Three - 3G/4G only)



SAT NAV

CF10 4DQ

2 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.

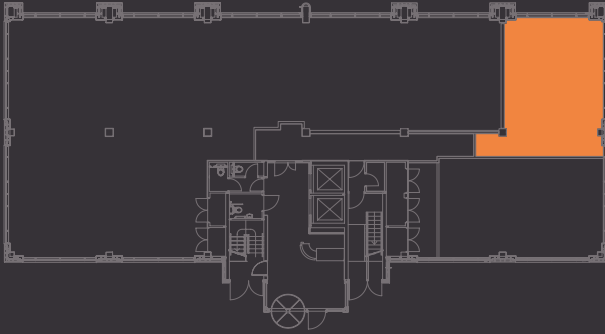
Driving

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

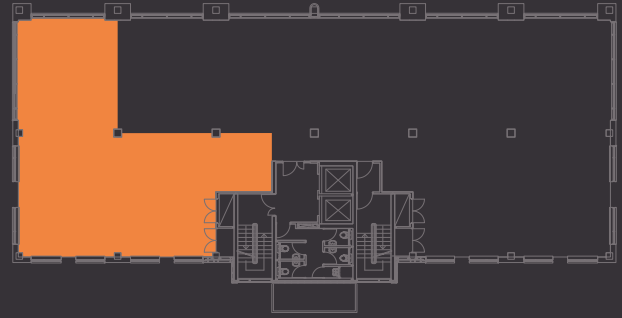
The Pierhead Street Car Park provides 1,238 spaces and £6 per day concessionary rates are available to estate occupiers and their visitors.

Ground Floor



Available 572 sq ft

First Floor



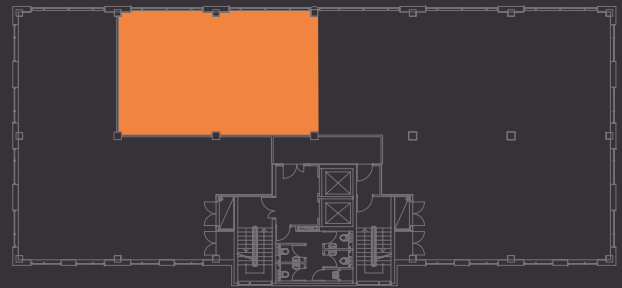
Available 1,549 sq ft

Second Floor



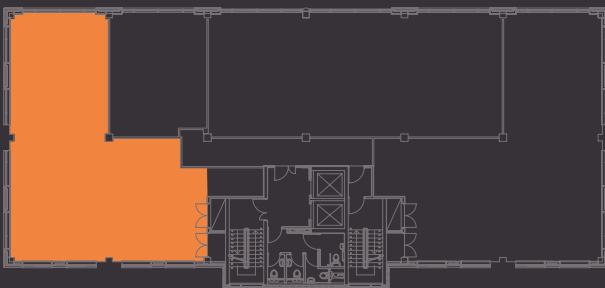
Available
1 943 sq ft 2 3,072 sq ft

Third Floor



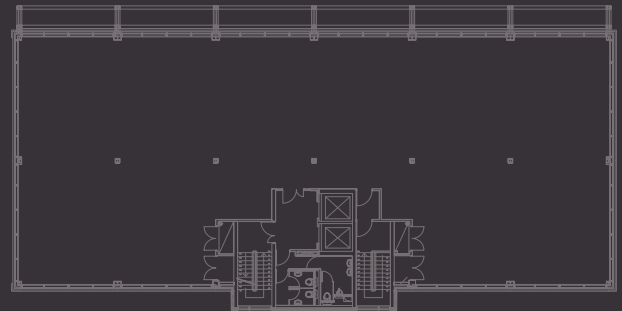
Available 970 sq ft

Fourth Floor



Available 1,423 sq ft

Fifth Floor



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

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



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.