

CASPIAN POINT 1

Contemporary offices to let



Highlights

Prominent location adjacent to Queens Gate roundabout

Office suites available from 659 to 25,500 sq ft

Generous onsite parking



Specification

Air conditioning
Newly refurbished offices and common areas
Raised access floor
Services available for kitchen fit out
Shower facilities and cycle parking
24 hour security and access
Disabled access and facilities
Exposed services with LED lighting

Occupational costs

Rent

On application from the agents.

Service Charge

A service charge is payable on a pro-rata basis towards the maintenance and upkeep of the common parts and the estate.

Parking

Secure private parking is provided in the Caspian Point car park at a ratio of 1 space per 600 sq ft occupied. Additional spaces are available at concessionary rates for occupiers in the 1,238 space Pier-head Street multi storey car park opposite.

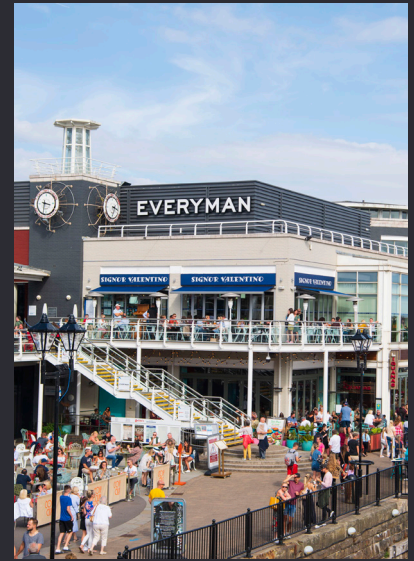
Lease terms

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, 02, EE - 3G, 4G, 5G

Amenities on your doorstep



Mermaid Quay

On the doorstep of the Parmer Cardiff Campus is the stunning waterfront location of Mermaid Quay. It's the perfect place to take a break from the office and experience all it has to offer.

With 30+ restaurants, bars, café and a cinema, Mermaid Quay it's the ideal accompaniment for occupiers of Parmer Cardiff.





CASPIAN POINT 1

Pierhead Street
Cardiff
CF10 4DQ

SAT NAV

CF10 4DQ

Rail links

Cardiff Bay is served by regular services from Queen Street Station linking to the Valley Line 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.

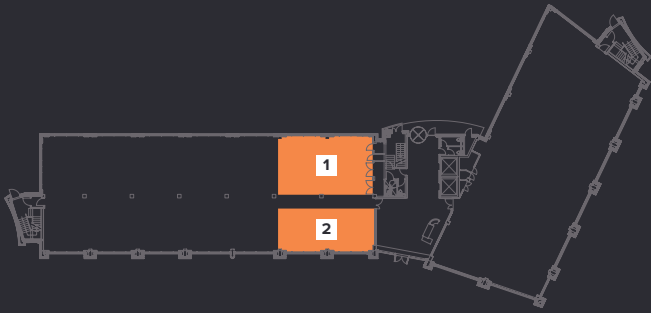
Driving

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.

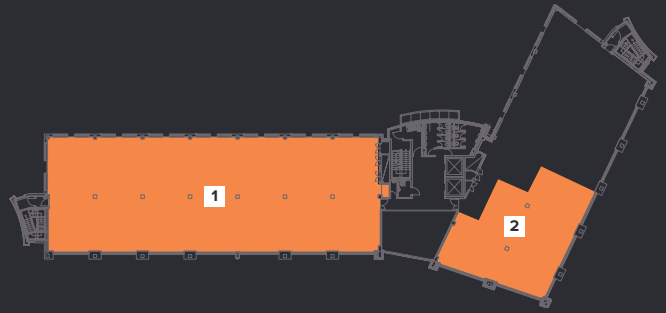
Ground Floor



Available

1 967 sq ft **2** 659 sq ft

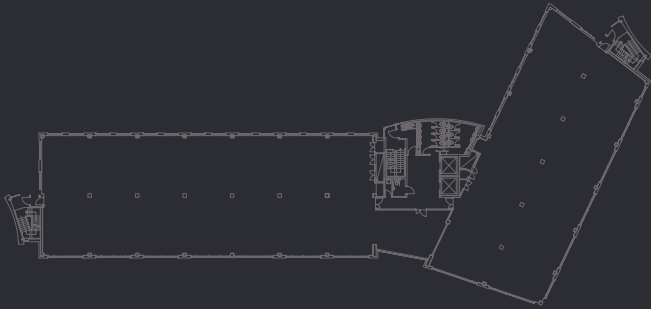
First Floor



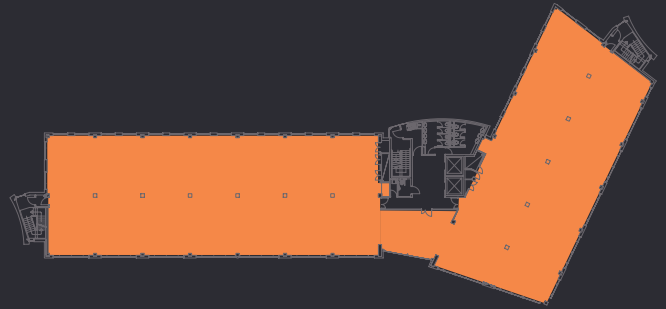
Available

1 6,543 sq ft **2** 2,145 sq ft

Second Floor



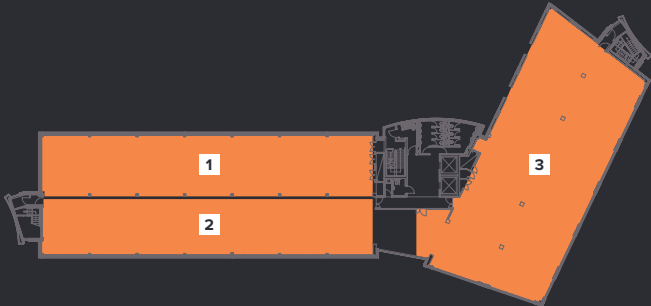
Third Floor



Available

12,769 sq ft (1,186.2 sq m)

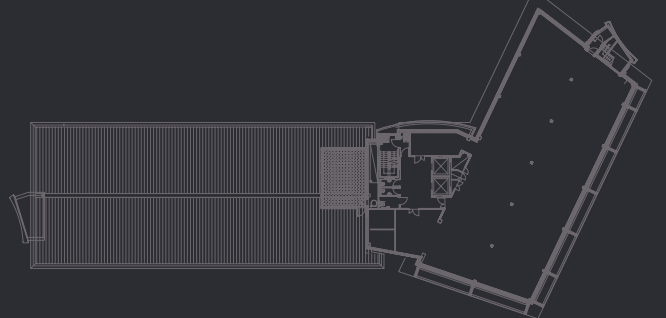
Fourth Floor



Available

1 3,327 sq ft **2** 3,775 sq ft **3** 5,450 sq ft
Combined 12,852 sq ft

Fifth Floor



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

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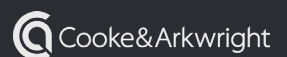
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