



## 1 Caspian Point

Pierhead Street, Cardiff, CF10 4DQ

**TO LET - Contemporary fully refurbished offices situated in prominent in Cardiff Bay**

**659 to 36,564 sq ft**  
(61.22 to 3,396.91 sq m)

- 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
- LED lighting

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## Summary

<b>Available Size</b>	659 to 36,564 sq ft
<b>Rent</b>	£15.50 per sq ft
<b>Rates Payable</b>	£7 per sq ft Rateable value: 3rd floor is £167,000
<b>Service Charge</b>	£8.30 per sq ft
<b>Car Parking</b>	66 car parking spaces (ratio 1:600 sq.ft). Additional spaces may be available (along with concessionary rates) for occupiers in Pierhead Street multi-storey car park opposite.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (96)

## Description

1 Caspian Point is situated in a prominent location adjacent to Queens Gate roundabout in Cardiff Bay, and is five minutes to Mermaid Quay.

The building has been recently fully refurbished to a high standard.

## Location

Cardiff Bay has good rail links to Queen Street and Cardiff Central Railway with main line services to Swansea, Bristol and London.

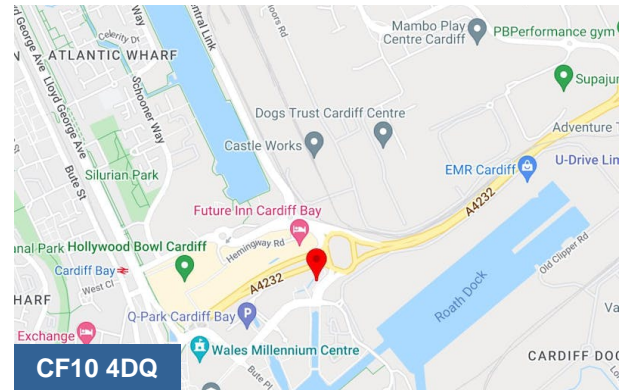
There is also a bus link which provides good access to all parts of the City and railway links.

## Accommodation

Name	sq ft	sq m	Availability
Ground - A	4,704	437.02	Let
Ground - B	659	61.22	Available
Ground - C	967	89.84	Available
1st - A	6,543	607.86	Available
1st - C	2,145	199.28	Available
3rd	12,769	1,186.28	Available
4th - (A)	5,450	506.32	Available
4th - (B)	3,327	309.09	Available
<b>Total</b>	<b>36,564</b>	<b>3,396.91</b>	

## Terms

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



## Viewing & Further Information



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