



## 2 Caspian Point

Pierhead Street, Cardiff, CF10 4DQ

**TO LET: 572 - 7,270 sq ft**  
**Grade A Office in Cardiff**  
**Bay.**

**572 to 4,055 sq ft**  
(53.14 to 376.72 sq m)

- Excellent parking
- Exposed Services
- Air Conditioning
- Shower Facilities & Cycle Parking
- 24-hour Security & Access
- LED Lighting
- Raised Access Floor

# 2 Caspian Point, Pierhead Street, Cardiff, CF10 4DQ

## Summary

<b>Available Size</b>	572 to 4,055 sq ft
<b>Rent</b>	£15 per sq ft
<b>Rates Payable</b>	£8.50 per sq ft Ground floor Rateable value is £9,600
<b>Service Charge</b>	£12 per sq ft
<b>Car Parking</b>	Ratio: 1:600 sq.ft. (Further spaces available in the Pierhead Street Car Park, located opposite)
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (91)

## Description

- 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

## Location

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

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.

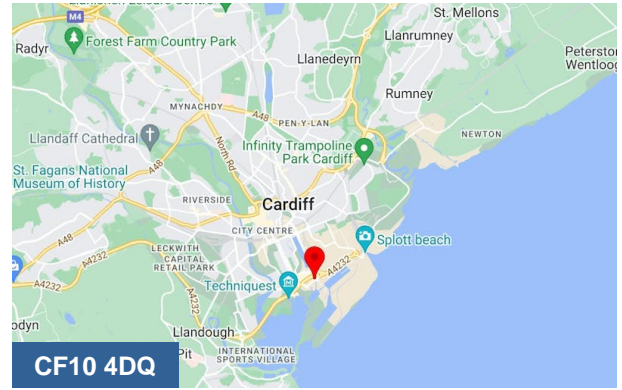
On the doorstep is the stunning waterfront location of Mermaid Quay. It's the perfect place to take a break from the office and experience all it has to offer.

## Accommodation

Name	sq ft	sq m	Availability
Ground	572	53.14	Available
1st	1,549	143.91	Available
3rd	970	90.12	Available
4th	964	89.56	Available
<b>Total</b>	<b>4,055</b>	<b>376.73</b>	

## Terms

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



## Viewing & Further Information



**Mark Siddons**  
029 2034 6361  
mark.siddons@coark.com



**Ben Bolton**  
02920 346376  
ben.bolton@coark.com