

Driscoll 2

Capital Quarter | Cardiff

TO LET



Grade 'A' Offices

5,000 -20,000 sq ft

with 20 parking spaces

LOCATION

Driscoll 2 is situated in the exciting new Capital Quarter. The scheme is a mixed use office/leisure development with hotel & retail proposed for 2013/14. Nearby occupiers include Capital Law, Peacocks, University of Glamorgan, HMA, Eversheds, Lloyds, ING, Deloitte LLP & Zurich. The building is situated within a 5 minute walk of the main bus & train stations and the St David's Shopping Centre.

DESCRIPTION

A new 4 storey building completed in 2011 & fitted out to a high specification with strong green credentials.

ACCOMMODATION

	Sq ft	Sq m
Ground	4,990	464
First	5,100	474
Second	5,100	474
Third	4,930	458
Total	20,120	1,870

CAR PARKING

5 spaces per floor, with additional spaces potentially available under a separate Licence Agreement.

LEASE

Floors are available individually or combined on flexible Sub-Leases. Alternatively, the whole property may be available by way of an Assignment of the Head-Lease. Further information available upon request.

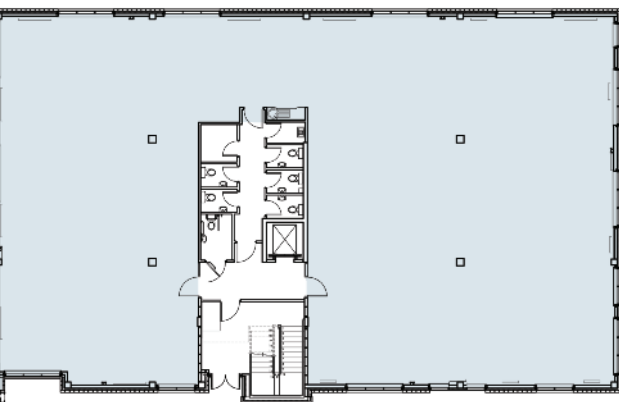
RATES

Rateable Value (2010): £337,500

UBR (2013/14): 46.4p in the £.

SERVICE CHARGE

The Sub-Tenant will be responsible for a fair proportion of the service charge on a pro rata basis.

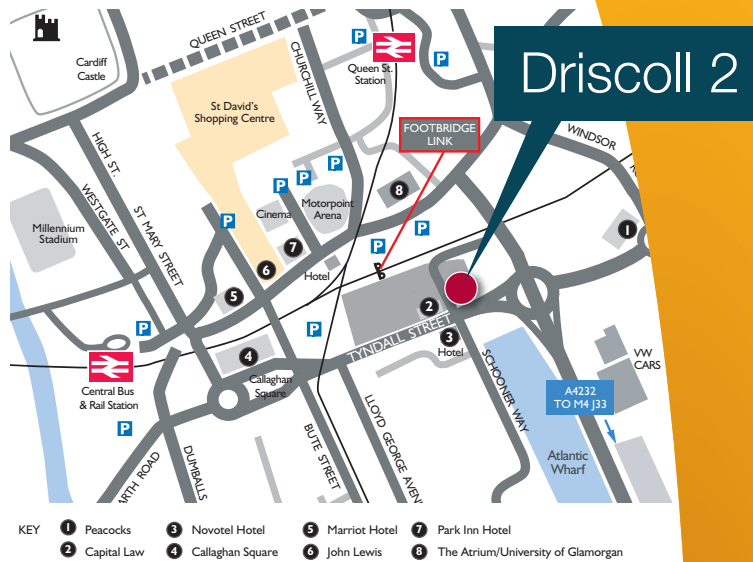


Typical Floor Plan

IMPORTANT NOTICE

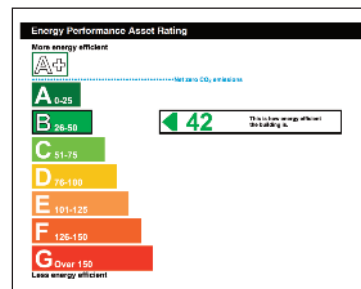
DTZ, a UGL company gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith.

Designed by Martin Hopkins Partnership, Cardiff. Tel: 029 2046 1233 www.martinhopkins.co.uk February 2013



SPECIFICATION/FEATURES

- Fully accessible raised floors
- Air conditioning
- Cat 6 cabling
- Suspended ceilings / recessed lighting
- Passenger lift (8pp / 630kg)
- Shower
- Tea points / breakout areas
- Mainly open plan with meeting rooms
- CCTV
- BREEAM 'very good'
- DDA compliant
- Existing Tenant's fittings/furniture available



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