

Driscoll 2

Cardiff CF10 4BP

COQ
CAPITAL QUARTER



To Let

Grade A Offices
4930 sq ft (458 sq m)
With 5 parking spaces

Location

Driscoll 2 is situated in Capital Quarter, a mixed use development providing in excess of 375,000ft of grade A offices adjacent to the retail core & within easy walking distance of central station.

Nearby occupiers include Eversheds Sutherland, Lloyds, Deloitte LLP, Finance Wales, WSP-Parsons Brinckerhoff, Network Rail, Which?, Sky, Public Health Wales and Admiral Insurance.

Description

Driscoll 2 is a 4 storey building completed to a grade A specification & high quality fitout including meeting rooms, breakout areas, IT & furniture.

3rd Floor

4930 sq ft
458 sq m

Car Parking

5 spaces
available with
the 3rd floor

Sublease

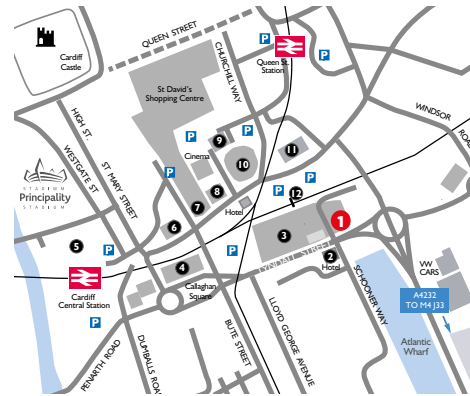
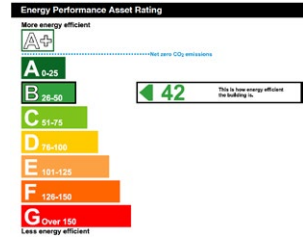
To September 2026
BREAK in 2022

Business Rates

RV £71,500

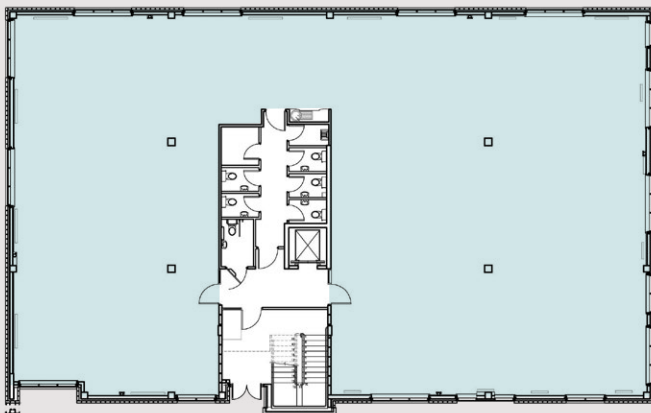
UBR 2019/20 £0.526

EPC Rating



1. Driscoll 2
2. Novotel Hotel
3. Capital Quarter
4. Callaghan Square
5. Central Square
6. Marriott Hotel
7. John Lewis
8. Park Inn Hotel
9. Admiral Insurance
10. Motorpoint Arena
11. University of South Glamorgan: Atrium
12. Smart Bridge

3rd Floor



Service Charge

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

Specification

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

TERMS

The suite is available on a sublease to 2026 with a break in 2022. Rent on application.

FURTHER INFORMATION

For further information, contact the joint agents:



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