

FUSION POINT 2

To Let

Grade A Offices
3 mins walk from
Central Station

15,780 sq ft (1,466 sq m)



THE OPPORTUNITY

Fusion Point 2 is located in the heart of Cardiff's Central Business District, off Callaghan Square which is established as the city's prime office location.

With one of the largest floor plates in the city centre and just a few minutes walk from the main transport hub, Fusion Point 2 is ideally positioned for business.

The area is home to a host of major occupiers including:

Deloitte.



EVERSHEDS
SUTHERLAND



Amey



MOVE AND CONNECT

Fusion Point 2 is conveniently located in the heart of the city centre with easy access to Central Rail Station & Bus Interchange and the soon to arrive new Metro Station.

In addition the building benefits from a generous parking provision in the secure undercroft car park accessed via Dumballs Road.

Cardiff City Centre | CF10 5BF

[///energy.dates.river](http://energy.dates.river)



what3words



Hugh James Solicitors
Principality Stadium
Hodge Bank

BBC Headquarters
UK Government Hub

Bus Interchange
Legal & General Group

St David's Centre

Eversheds Sutherland Solicitors

Lloyds Banking Group

Cardiff Central

3mins

Proposed Metro Station

Central Quay development site

Callaghan Square

Cardiff and Vale College

Fusion Point 1

Callaghan Square development site

Platform

FUSION POINT 2

Multi-storey train station car park

Co-op convenience store

Cardiff & Vale College

The Embankment development site

DETAIL AND FOCUS



Grade A air conditioned offices



Large open floor plate



Newly refurbished reception



Secure car park



24-hour access and security



Accessible facilities



Male, female & disabled WCs (every floor)



EPC B rating



2 x 10 person passenger lifts



Suspended ceilings and raised access floors



Floor to ceiling heights of 2900mm



Recessed LED lighting with PIR / daylight sensors



SPACE TO SCALE

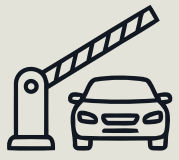
The Building provides one of the largest floorplates in Cardiff city centre.

Extending to 15,780 sq ft in total the first floor can be subdivided to accommodate requirements from 9,000 sq ft upwards.

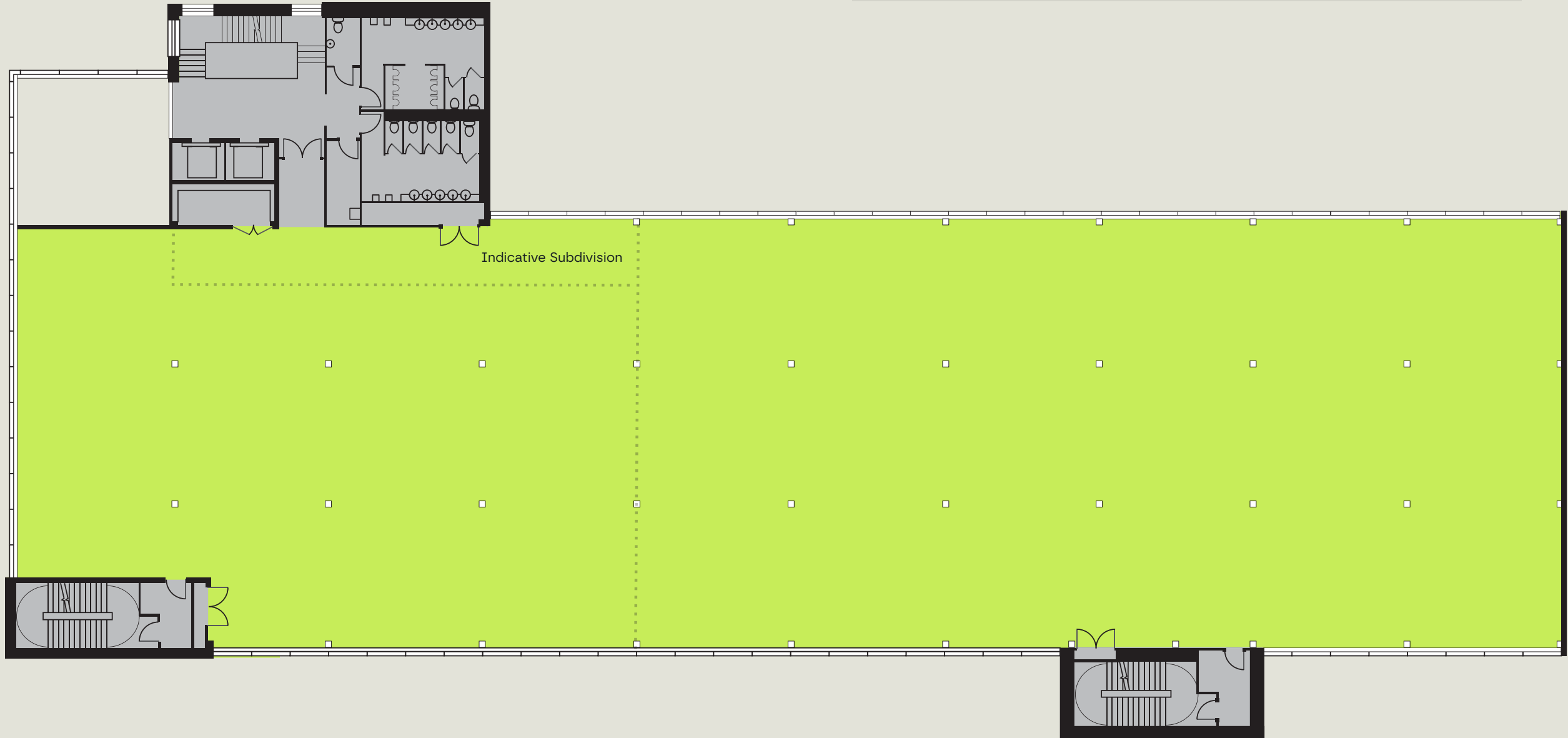
Floor	sq ft	sq m
Ground Floor	Let to Deloitte.	
First Floor	15,780 sq ft	1,466 sq m
Second Floor	Let to Deloitte.	
Third Floor	Let to Deloitte.	
Total	15,780 sq ft	1,466 sq m

The above IPMS3 floor areas are subject to onsite measurement in accordance with the latest edition of the RICS Code of Measuring Practice

GENEROUS CAR PARKING



Fusion Point 2 benefits from secure parking in the undercroft car park. There are 18 parking spaces available with the first floor.





VIEWING

For further information, please contact the joint agents:



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TERMS

The offices are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Further information on rent and lease terms is available on request from the joint agents.

BUSINESS RATES

The Tenant is responsible for commercial business rates payable and interested parties are to make their own enquiries via Cardiff Council Rates Department.

SERVICE CHARGE

The incoming Tenant will be responsible for a fair proportion of the building service charge based on the floor area occupied.

IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer, an invitation or a contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank has no authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or document supplied or otherwise made available to any interested party or its advisers in connection with the Proposed Transaction. All and any such responsibility and liability is expressly disclaimed.

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