

2 KINGSWAY

TO LET

Cardiff

Grade A Offices

2,975 sq ft up to 7,104 sq ft

Comprehensively refurbished and located in the heart of the Welsh capital, this stunning building offers 41,000 sq ft of Grade A office space over six storeys.





A GREAT OUTLOOK FOR YOUR BUSINESS

Experience unrivalled views over the historic Cardiff Castle from your office.



SUCCEED IN YOUR NEW SETTING

When you choose 2 Kingsway you'll be in good company. Major organisations in the city centre include: Admiral Insurance, PwC, RBS, Legal & General, Deloitte, BT and the BBC.

You'll also enjoy excellent road links, with the benefit of two mainline rail stations and close proximity to the high profile St David's 2 shopping centre.

- | | | | |
|----------|---------------------------|-----------|------------------------------|
| 1 | Cardiff Castle | 9 | Cardiff Library |
| 2 | Hilton Hotel | 10 | John Lewis |
| 3 | New Theatre | 11 | Utilita Arena |
| 4 | Queen Street Station ⇌ | 12 | St David's 2 Shopping Centre |
| 5 | St David's Hall | 13 | St David's Shopping Centre |
| 6 | Principality Stadium | 14 | Cardiff Bay |
| 7 | Cardiff Central Station ⇌ | 15 | Millenium Centre |
| 8 | Central Square | 16 | Cardiff Bay Station ⇌ |





BE CENTRAL TO THE BIG PICTURE

Nothing encapsulates the link between Cardiff's rich heritage and exciting future quite like your view from 2 Kingsway.

Directly in front of you is Cardiff Castle — and **2,000** years of history. Also visible is the Principality Stadium.



GET THE INSIDE VIEW

If the external view from 2 Kingsway is inspiring, what you'll find inside is equally impressive. Designed to a BREEAM Very Good rating, this innovative building includes:



A stunning reception with a 2-storey atrium



VRF heating and cooling system



Raised access floors



Suspended ceilings with PIR sensor recessed lighting



Shower facilities



Two passenger lifts



Voiceover and electronically controlled access system



Secure, gated parking for 26 cars



Secure store for up to 40 bicycles



Disabled access and facilities



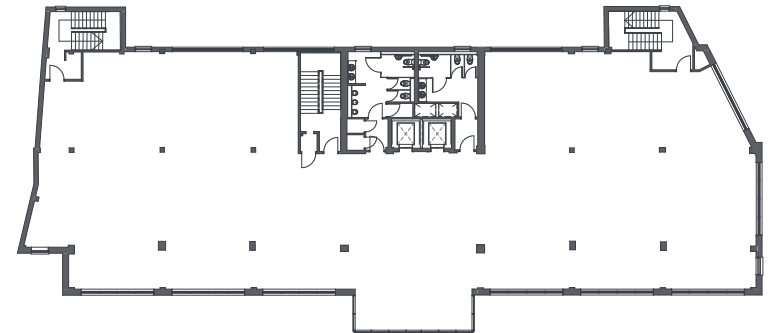
EPC 'B' rating





SET YOUR SCENE

Each floor contains a central core, including the lift (2 x passenger lift), stairs, male, female and disabled WCs. The rest of the floor is open-plan and can be configured as desired.



Second Floor Plan
1:100

Floor	
5th Floor	Let to Savills
4th Floor North	Let to Kocho
4th Floor South	Let to Welsh Power
3rd Floor	Let to St. James's Place Wealth Management
2nd Floor	Available - Suites from 2,975 sq ft up to 7,104 sq. ft
1st Floor	Let to Monzo
Ground Floor South	Let to G2 Recruitment
Ground Floor North	Let to Monzo

The above IPMS 3 areas have been provided in accordance with the RICS property measurement 1st edition, May 2015.

ARRANGE A VIEWING

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Note: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor. Terms quoted are exclusive of VAT which may be charged at the lessor's option.

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