



# RARE CENTRAL CARDIFF DEVELOPMENT OPPORTUNITY

Crawshay Court, 6 Curran Road, Cardiff CF10 5TG

**CRAWSHAY**  
COURT





## SUMMARY

OPPORTUNITY  
SUMMARY

- 0.34 acres (0.13 hectares) in the City Centre
- Full planning permission for 140 private residential apartments (71,502 sq ft) with one commercial unit (1,409 sq ft) with associated parking and landscaping
- Next generation of bespoke residential/build to rent units
- Situated on the gateway to the new riverside quarter and wider Dumballs Road regeneration
- Excellent connectivity immediately adjacent to Cardiff Central Station
- Seeking either a land sale or forward funding to finance the development structure or forward purchase







PRINCIPALITY STADIUM

BT

CENTRAL SQUARE

CARDIFF CENTRAL TRAIN STATION

ST DAVIDS SHOPPING CENTRE

ADMIRAL HEADQUARTERS

MOTORPOINT ARENA

UNIVERSITY OF SOUTH WALES

QUEEN STREET TRAIN STATION

CAPITAL QUARTER

P

P

P

P

P

P

P

P

CARDIFF BAY

CENTRAL QUAY

CALLAGHAN SQUARE DEVELOPMENT

THE EMBANKMENT







CARDIFF

# GROWING CITY

## 1. CENTRAL QUAY

A new neighbourhood to 'live, work, play.'

Central Quay will provide a mixed use development including hotels, offices, luxury apartments and university campus all within a river front location.

First phase of Central Quay - new MSCP for railway station plus spec offices and leisure / retail now has planning.

**Live** - Central Quay will provide an array of residences to suit all tastes.

**Work** - Provide incubator hubs that will inspire a new generation of entrepreneurs.

**Play** - A 'riverside plaza' at the heart of the development.

## 2. CENTRAL SQUARE

A new gateway to the capital of Wales.

Central Square, situated in Cardiff's Central Business District, provides a huge array of office-led accommodation which includes civil, residential, hotel, leisure and retail space.

Creation of new civic space and district - a new city quarter. At the heart of this district is the BBC headquarters.

HMRC are relocating its main tax office to a 266,000sq ft purpose built office, which will house 4,000 civil servants.

## 3. CAPITAL QUARTER

Mixed use development located in the heart of the city. Where city meets centre.

10 acre mixed use city centre development with outline planning for over 1,025,000 sqft of development to include offices, hotel, student housing, residential and education.

## 4. THE EMBANKMENT

33 acre embankment site.

Strategic brownfield site close to the city centre and Cardiff Bay.

Development plans to revitalise the area by developing a mixed use scheme including new and affordable housing.

## 5. TRANSPORT

The Metro will integrate heavy and light rail connecting Cardiff and the surrounding areas. Qatar Airways have launched daily flights from Cardiff airport to Doha, linking Wales to a global hub in the gulf.



CRAWSHAY COURT • CARDIFF





## CARDIFF

THE  
LIVEABLE  
CITY

Cardiff is expected to grow faster than any other UK city in population terms (26%) over the next 20 years. It is currently ranked the 6th best shopping destination in the UK due to St David's 2 shopping centre which includes the largest John Lewis store outside of central London, as well as the thriving Victorian shopping arcades and vibrant café and restaurant offer.

Cardiff is also consistently ranked top in UK quality of life indices – including Moneysupermarket.com's 2014 index, the recent EU Urban Audit, and Legal & General's best city for young people survey. It was voted 3rd best capital city in Europe to live in, following a recent EU survey in 2017.

The public sector is driving forward on the £1.28bn City Deal for boosting the economy of the Cardiff Capital Region which combines 10 local authorities surrounding and supporting the City.

**EMPLOYMENT**

In the heart of Cardiff Central Business District, Crawshay Court has a natural customer base of young, affluent professionals to draw from.

**TRANSPORT**

The electrification of the intercity rail line will improve Cardiff's connectivity via faster journey times to London. The works are scheduled to be completed in 2018. In addition, there will be investment into Cardiff Central and Queen Street Railway Stations. These plans to create new civic scaled public squares to the north and south of the station will provide high quality arrival spaces and 'gateways' to the city. The South Wales Metro, focused around the hub of Cardiff Central, is a proposed integration of heavy rail with the development of light rail and bus-based public transport services and systems covering South East Wales.

**LIFESTYLE**

As Europe's youngest capital, there's a tangible sense of momentum in Cardiff these days. The city provides a welcoming environment for independent and creatively minded individuals to flourish. Crawshay Court is at the heart of the rich amenities that the city centre has to offer.





## CARDIFF

CENTRAL  
BUSINESS  
DISTRICT

The Cardiff Capital Region has a population of 1.6 million within a 45-minute drive and is regarded as one of the top regional centres in the UK. It is the key business, commercial, economic, Government and leisure destination in Wales. The key factors in its growth and success are as follows:



**£6bn**

of investment over  
the next 10 years



**15,000**

new private sector  
jobs in the last 2 years



**90,000**

daily commuters to Cardiff



**26%**

population growth  
in next 20 years



**1.6m**

within a 45-minute drive



**75,000**

higher education students



**12%**

growth over the  
last 10 years

**FASTEST GROWING UK CITY**

Cardiff is expected to grow faster than any other UK city in population terms (26%) over the next 20 years – including London. Growth has already been 12% over the last 10 years. Cardiff's population was at 346,090 in the 2011 census.

**JOB CREATION**

The city has generated 15,000 new private sector jobs in the previous 2 years which is the fastest jobs growth rate compared to any other UK core city.

**HIGHEST EARNINGS GROWTH**

Cardiff has seen the highest earnings growth of the UK Core Cities over the past year according to the Annual Survey of Hours and Earnings.

**QUALITY OF LIFE**

Cardiff is consistently ranked the UK's number One city for quality of life. It is the closest European capital city to London and the work/life balance offered across the region is exceptional.

**LARGE STUDENT POPULATION**

There are over 75,000 full and part time higher education students in Cardiff and over 100,000 within a 45 minute drive time providing Cardiff with a captive skilled work force. Cardiff University ranked 6th in the recent Research Excellence Framework.

**DEVELOPMENT PIPELINE**

Over £6bn of investment in the pipeline in the city and city-region expected within the next ten years. This follows a number of recent flagship developments in the region including Central Square, Capital Quarter and St David's 2 Shopping Centre.

**CREATIVE HUB**

The city is the hub in Wales for the creative sector and has by far the highest concentration of knowledge based employment in Wales.

**CONNECTED CITY**

Cardiff is a highly connected city, with a unique contiguous free Wi-Fi network in the city centre, investment in Wi-Fi across all city buses, and a new Internet Exchange – Cardiff is one of only four UK cities to have the facility.

**COMMUTER BELT**

90,000 daily commuters and the fastest increase in international visitors of any UK Core city.

**TOURISM**

Cardiff boasts an unrivalled retail, sporting and cultural facilities. Which bring millions of visitors to the city each year.

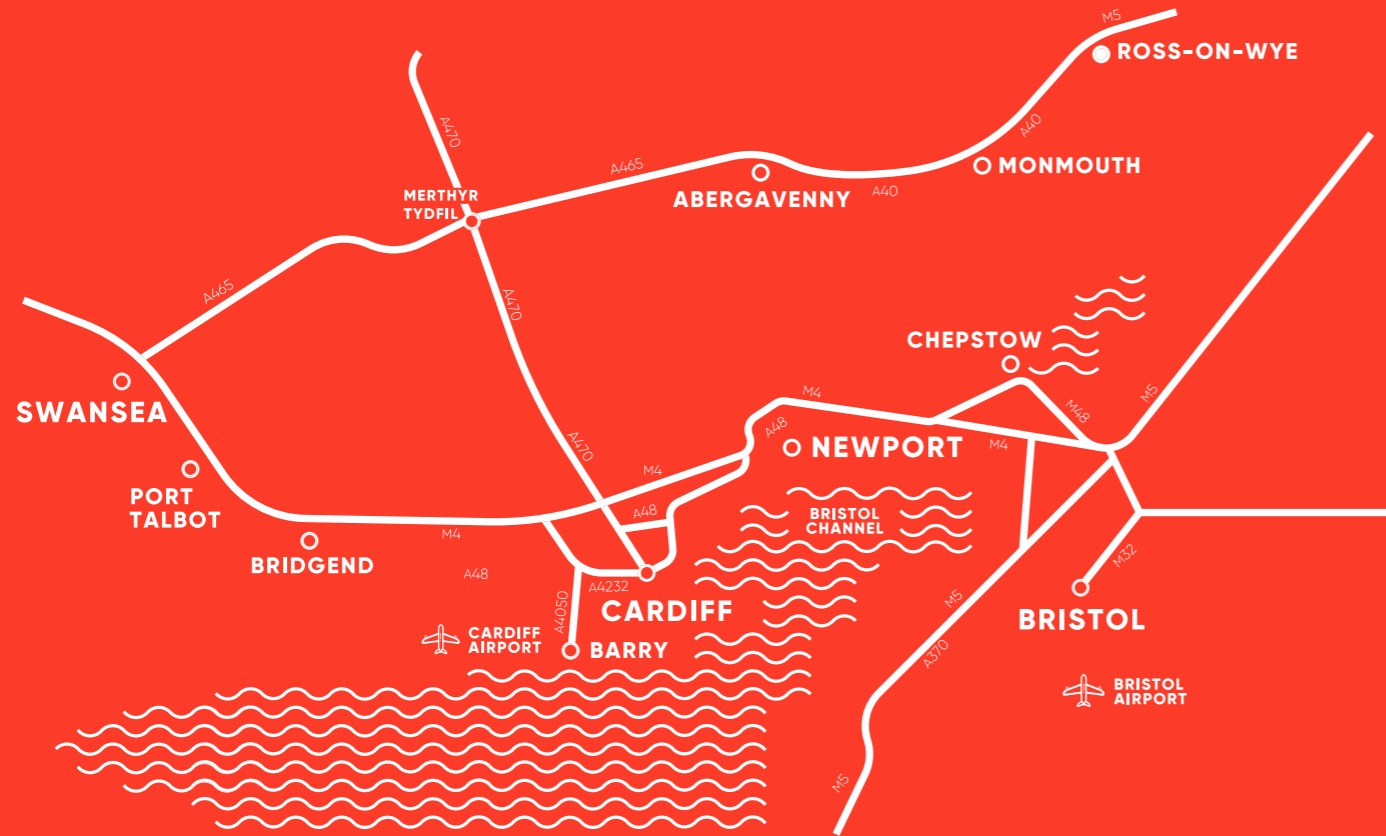
**INVESTOR SENTIMENT**

The confidence exuberating from Cardiff can be attributed to this very positive growth story with its city centre boasting a number of new developments. The BBC have just taken a new 170,000 sq ft office complex bringing 1,200 staff members into the city centre. In a similar fashion, the UK Government has pre-let 266,000 sq ft of new office space at No.6 Central Square and is set to relocate a further 4,000 jobs to the city centre in 2019.

These two projects are part of the wider Central Square development which Legal & General are funding for circa £400m. Credit Suisse, LaSalle Investment Management, Aviva, Global Mutual and Tesco Pension Fund have also made significant acquisitions in Cardiff in the last 12 months.

**PRINCIPALITY STADIUM**

Besides being the home of the Welsh Rugby Union, this forms the corner stone of the City. An iconic facility known around the world.



### CONNECTIVITY & TRANSPORT

Cardiff benefits from excellent connectivity both domestically and internationally. It is linked to the national motorway network via Junctions 29-33 of the M4 Motorway and a mainline rail destination at Cardiff Central Railway Station with intercity journey times of 2 hours to London and Birmingham New Street. Electrification of the main intercity rail line will improve Cardiff's connectivity via faster journey times of circa 1 hour 40 minutes to London, with work scheduled to be completed by the end of 2018.

Cardiff Airport is located 11 miles south-west of the City Centre and provides scheduled flights to an ever-expanding array of global destinations.

A communications hub with fast access to national and international destinations by road, rail and air.



#### Distance by road

|            |           |
|------------|-----------|
| Newport    | 15 miles  |
| Swansea    | 41 miles  |
| Bristol    | 43 miles  |
| Birmingham | 113 miles |
| Reading    | 114 miles |
| London     | 147 miles |



#### Train times from Cardiff

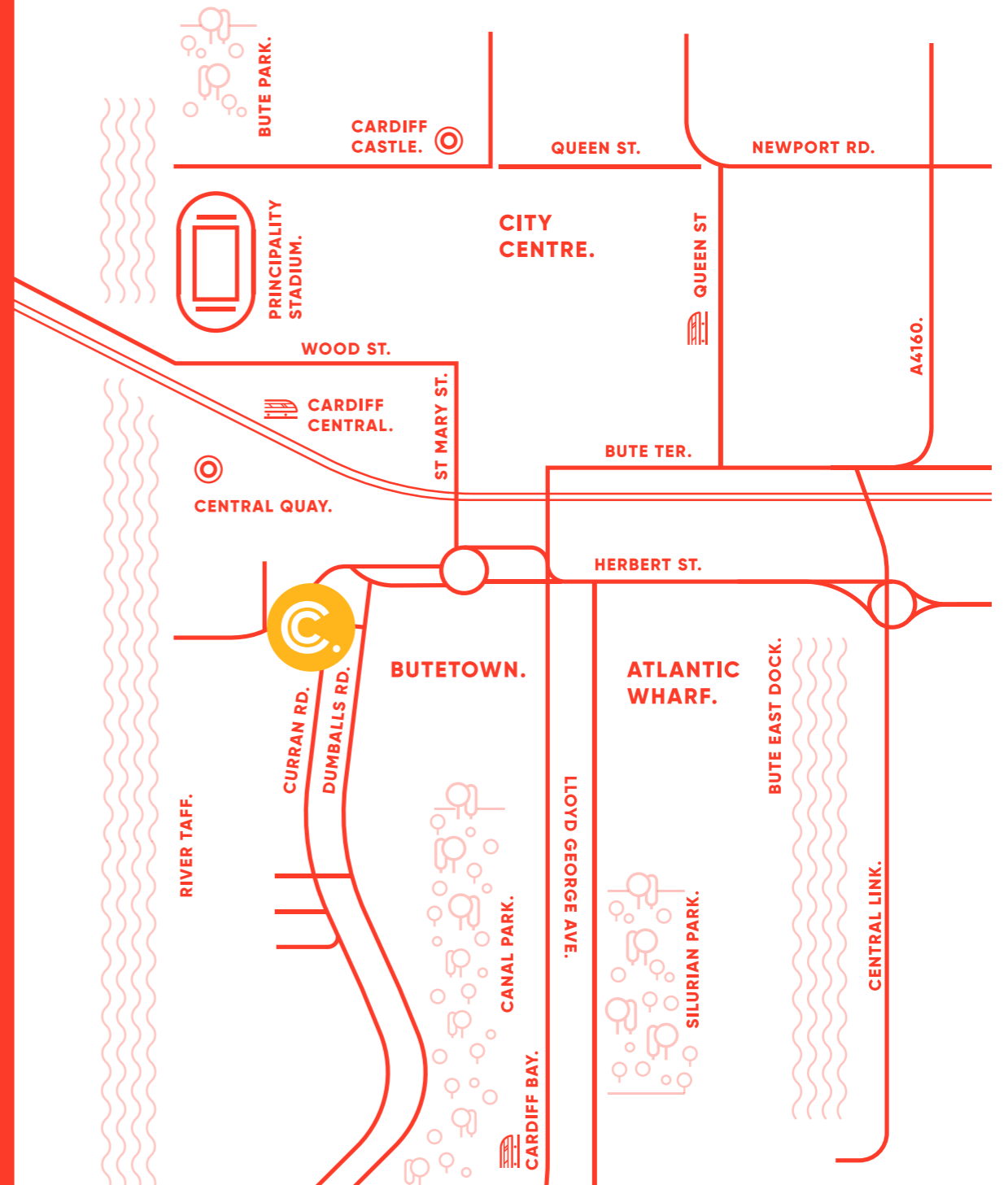
|            |          |
|------------|----------|
| Bristol    | 50 mins  |
| Swindon    | 60 mins  |
| Reading    | 95 mins  |
| London     | 127 mins |
| Manchester | 190 mins |

National Rail Train Times  
Prior to electrification

### LOCATION AREA

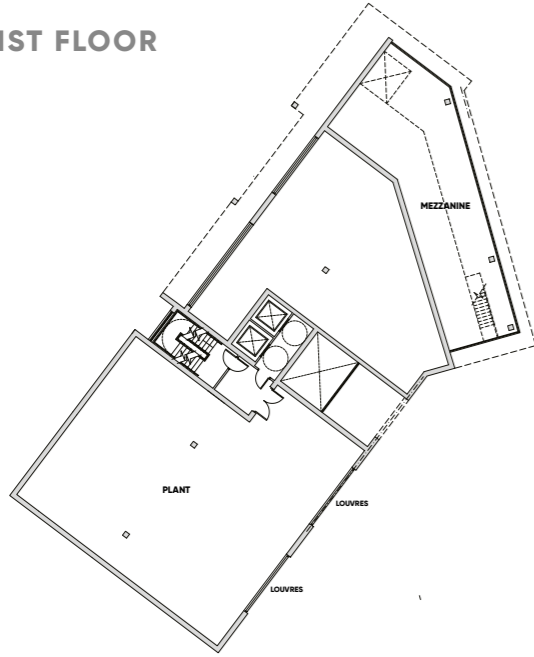
The property has an excellent position close to the city centre and in the heart of the proposed regeneration of South Central Cardiff. The site is adjacent to the proposed Central Quay where first phase of development will provide a comprehensive new mixed-use development of approximately 2.5million sq feet of commercial development and over 500 residential units that will transform the existing Brains Brewery site into a landmark waterfront development, in the heart of the city centre.

Curran Road is located in the south of Cardiff city centre and accessed off Penarth Road. The site is positioned close to excellent public transport links and within walking distance of all the city has to offer.

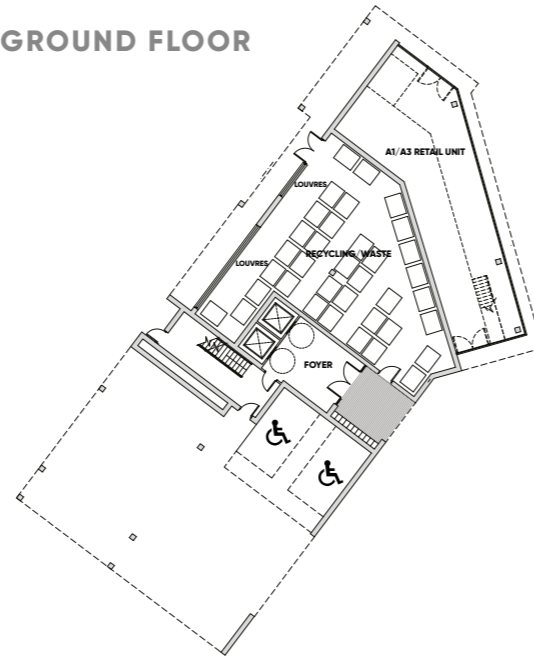


# THE SCHEME

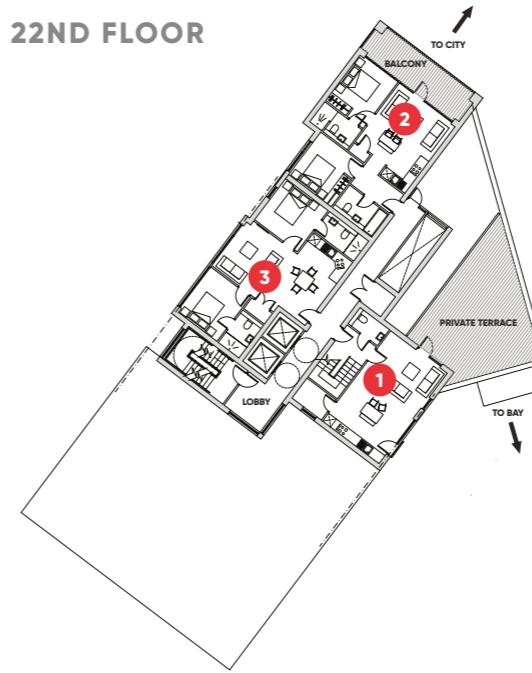
1ST FLOOR



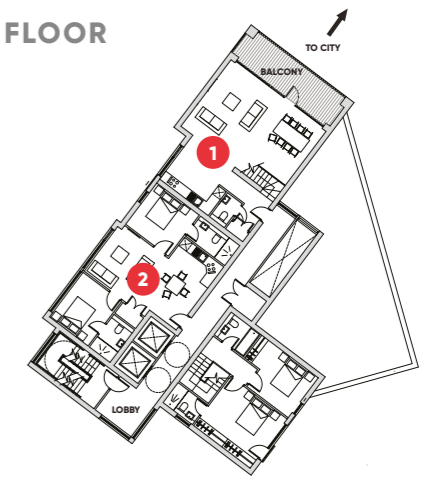
GROUND FLOOR



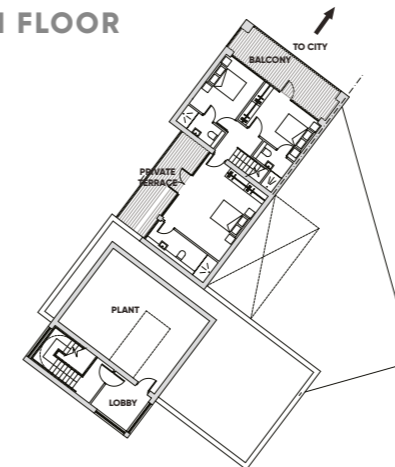
22ND FLOOR



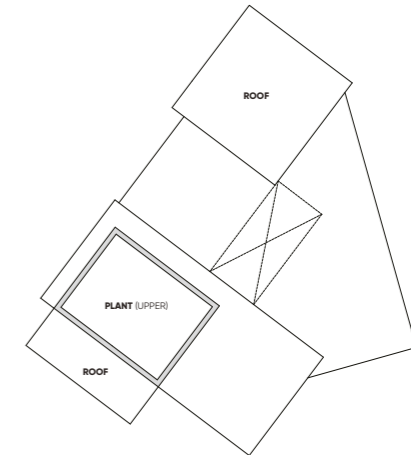
23RD FLOOR



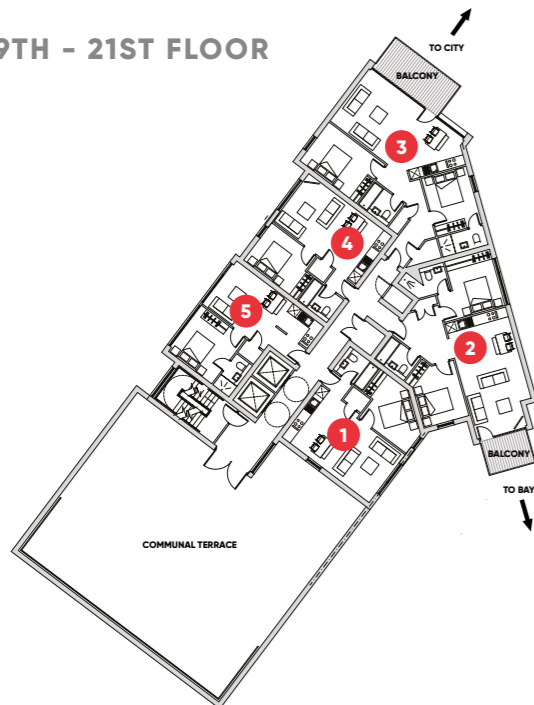
24TH FLOOR



25TH FLOOR



9TH - 21ST FLOOR



2ND - 8TH FLOOR



## PLANNING/TERMS

The proposal has a Resolution to Grant full planning subject for the demolition of existing buildings and construction of a 25 storey apartment building comprising of 140 units, one commercial unit with associated parking, landscaping and a roof terrace.

Draft S106 agreed contribution is £400,000 cash with no affordable housing.

The site is currently tenanted on a 6 year lease commencing 27 August 2015 at a rent of £75,000 pa. There is a tenant break option at the end of the fourth year of the term although the Landlord can break at any time giving 6 months' notice for a payment of £75,000. The lease is outside the Landlord and Tenant Act. Prospective purchasers should assume the site is occupied at completion and will be responsible for both securing VP and any payment to the tenant.



## VAT

VAT will be charged on the sale of the property.

## EPC

Certificates are available on request

## DATAROOM

Detailed legal, planning and technical information is available on the dataroom at:

[www.crawshaycourtcards.co.uk](http://www.crawshaycourtcards.co.uk)

## TRANSACTION STRUCTURE

Offers are invited on a freehold basis or on a forward funding structure to deliver the development.



Site Plan - for illustration purposes only

## CONTACTS

### FURTHER INFORMATION

For further information and to arrange a viewing please contact:



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