



TO LET Grade A Offices

SUITES AVAILABLE

3,000 - 15,449 SQ FT

278.7 - 1,435.3 SQ M

GLOBAL REACH

Located for Business.
Designed for Success.

Celtic Gateway Business Park
Cardiff CF11 0SN



Description

Global Reach forms part of the popular Celtic Gateway Business Park, which is already home to a number of high profile business occupiers, including Active Quote, Nuffield Health, Source Insurance and Lexis Nexis Risk Solutions.

This headquarters style office building has been designed to provide high quality office accommodation over four open plan floors, with each wing having its own separate entrance, housing passenger lift, stairs and WCs.

The building benefits from secure surface car parking for more than 200 vehicles. The upper floors benefit from impressive views over Cardiff Bay and the new Cardiff International Sports Village development.

GLOBAL REACH
is a Grade A office
building located on the
Celtic Gateway Business
Park in Cardiff Bay

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Office Specification

- VRF Comfort Cooling System
- Suspended ceilings
- Recessed lighting
- Fully accessible raised floors
- Floor box ratio of 1:10 sq m
- Fully carpeted
- Two 8 person passenger lifts
- Kitchen facilities
- Male/Female and Disabled WCs
- Disabled access

Sustainability & Energy Performance

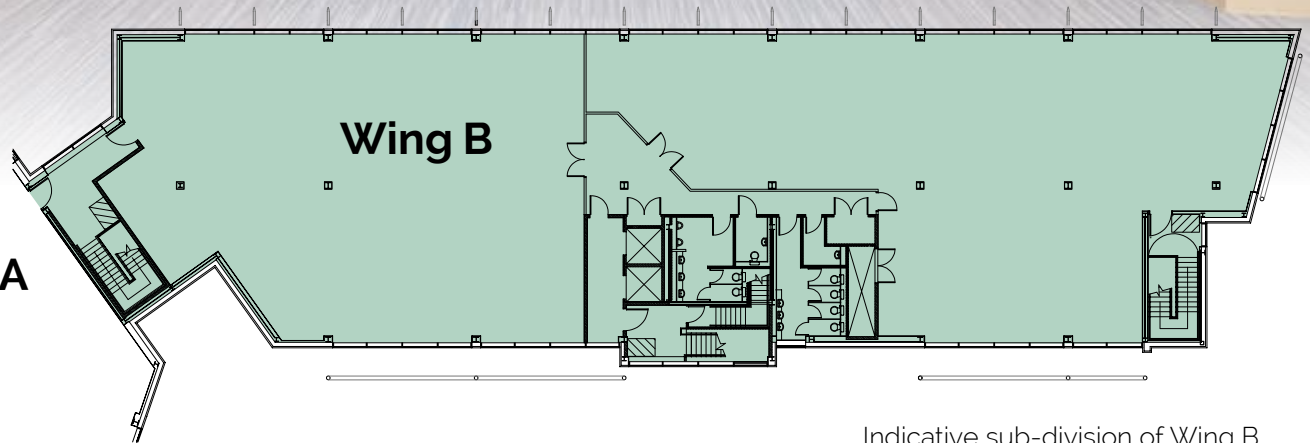
Global Reach has been designed to achieve a BREEAM Very Good rating.

The building has been assessed with EPC Rating of B43.





Wing A



Indicative sub-division of Wing B

	Size (sq ft)	Size (sq m)
3rd Floor (Wing B)	7,969	740.3
Ground Floor (Wing B)	7,480	695.0

The areas to the above are approximate only and are subject to confirmation in accordance with IPMS3 - Office.

Terms and Availability

The remaining offices are available on new effective full repairing and insuring leases with a building service charge. Floors can be subdivided to accommodate requirements from circa 3,000 sq ft (278.7 sq m).

The car parking ratio at Global Reach is 1:308 sq ft. Please contact the joint agents for details of current availability including rent, rates, service charge and parking allocation.

Location

Global Reach is less than 3 miles south west of Cardiff city centre, with direct access onto the A4232, which is the main carriageway linking the city centre with Cardiff Bay and the M4 motorway.

Cardiff Bay has witnessed much activity in recent years and is now firmly established as a popular business, residential and leisure location. There is a range of high profile companies, retailers, hotels, restaurants and bars, the majority of which are situated in the thriving Mermaid Quay development.

Cardiff Bay Retail Park is within a short walk, providing a host of high street retailers including; Morrisons, IKEA, Asda, Boots and Starbucks. The Cardiff International Sports Village is immediately opposite the building and home to Cardiff International Pool, White Water and Indoor Surfing Centre and the new Ice Arena Wales.

There are regular bus services linking the Cardiff Bay Retail Park and the International Sports Village with Mermaid Quay and the city centre.



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|---|---------------------|---|--------------------------------------|----|------------------------|
| 1 | Cardiff City Centre | 6 | Ice Arena Wales | 10 | Millennium Centre |
| 2 | Asda | 7 | Cardiff International Pool | 11 | Welsh Assembly |
| 3 | Harvester | 8 | Cardiff International
White Water | 12 | St David's Hotel & Spa |
| 4 | BT | 9 | Cardiff Pointe | 13 | BBC Studios |
| 5 | Morrisons | | | | |



Viewing and further information:

Strictly by appointment with joint agents:

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