

# Cardiff Bay Business Centre.



Your business deserves a brilliant place to call home. With serviced offices and industrial units in a range of sizes, our premises are high quality and great value.

# Capital assets.

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There's no denying it: Cardiff is thriving. With its ancient castle and beautiful architecture, this historic commercial centre is now a truly modern city.

Home to some of the UK's biggest companies and plenty of successful SMEs, business is booming in Cardiff. In fact, it's one of the top five fastest-growing cities outside London.

No surprise then, that Cardiff Bay Business Centre is in such huge demand.

Recently upgraded to the tune of a £1m refurbishment, this prime location offers state-of-the-art facilities, plenty of free parking and a range of different units.

Just the thing if you're looking for a base right here in Wales's capital city.

**In short, it offers everything your business needs.**



# Designed for growth.

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Built for small and medium-sized businesses, Cardiff Bay Business Centre takes care of the details so you can concentrate on the things that matter.



A wide range of units available on easy in, easy out terms.



Modern facilities including fully equipped training and meeting rooms, as well as dining and lounge areas.



Be safe and secure with CCTV surveillance, alarm systems and security key-holders.



Great transport and road links including easy access to M4 and Cardiff Central, plus free on-site parking.



Need to be open all hours? 24-hour access means you can work when you need to.



# Office and workshop units to let

Nursery			
Unit	Sq ft	Unit	Sq ft
N1	2,300	N6	2,300
N2	3,800	N7	1,300
N3	1,300	N8	1,300
N4	1,300	N9	1,300
N5	3,600		

Industrial	
Unit	Sq ft
G	14,000
R1	9,200
S	6,000

Studio		
Unit	Sq ft	Seats
FH Ground Floor	400 / 1,500	6 / 23

Office		
Unit	Sq ft	Seats
FH First Floor	240 / 580	3 / 9
FH Second Floor	200 / 1,920	3 / 30

Titan House		
Unit	Sq ft	Seats
T1 Ground Floor	240 / 780	3 / 12
T2 First Floor	210 / 740	3 / 12
R2/3	1,430	22
R4	1,120	17
R5	1,000	15

Note: all sizes are approximate





# Great location. Great facilities.

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The perks of Cardiff Bay Business Centre don't stop at the gates. With easy access to the M4, city centre, docks and Cardiff Central – as well as Cardiff Airport just 10 miles to the west – you're well connected.

Want some down time? Close to the iconic Cardiff Bay and with the city centre on your doorstep, there's plenty of opportunity to take advantage of everything the capital city has to offer.



# Ready to talk?

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We're a friendly bunch, so why not get in touch?

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