

FUSIONPOINTONE.CO.UK

25,500 sq ft
let to Roku

FUSION POINT ONE

Dumballs Road, Cardiff, CF10 5DA

IMMEDIATELY AVAILABLE

Floors available 6,012 sq ft to 37,870 sq ft

Within a three minute walk of Cardiff central
railway station and transport hub



Fusion Point One has undergone a multi-million-pound transformation, comprising up to 64,694 sq ft of energy efficient and sustainable high quality Grade A office accommodation over 4 floors. Which, following the letting to Roku (the international TV streaming provider), leaves 37,870 sq ft available in several different sized office suites.

The building features an impressive new double height entrance and a sustainable theme throughout, with best in class bike and shower facilities, unique external break-out areas and multiple electric vehicle charging points.

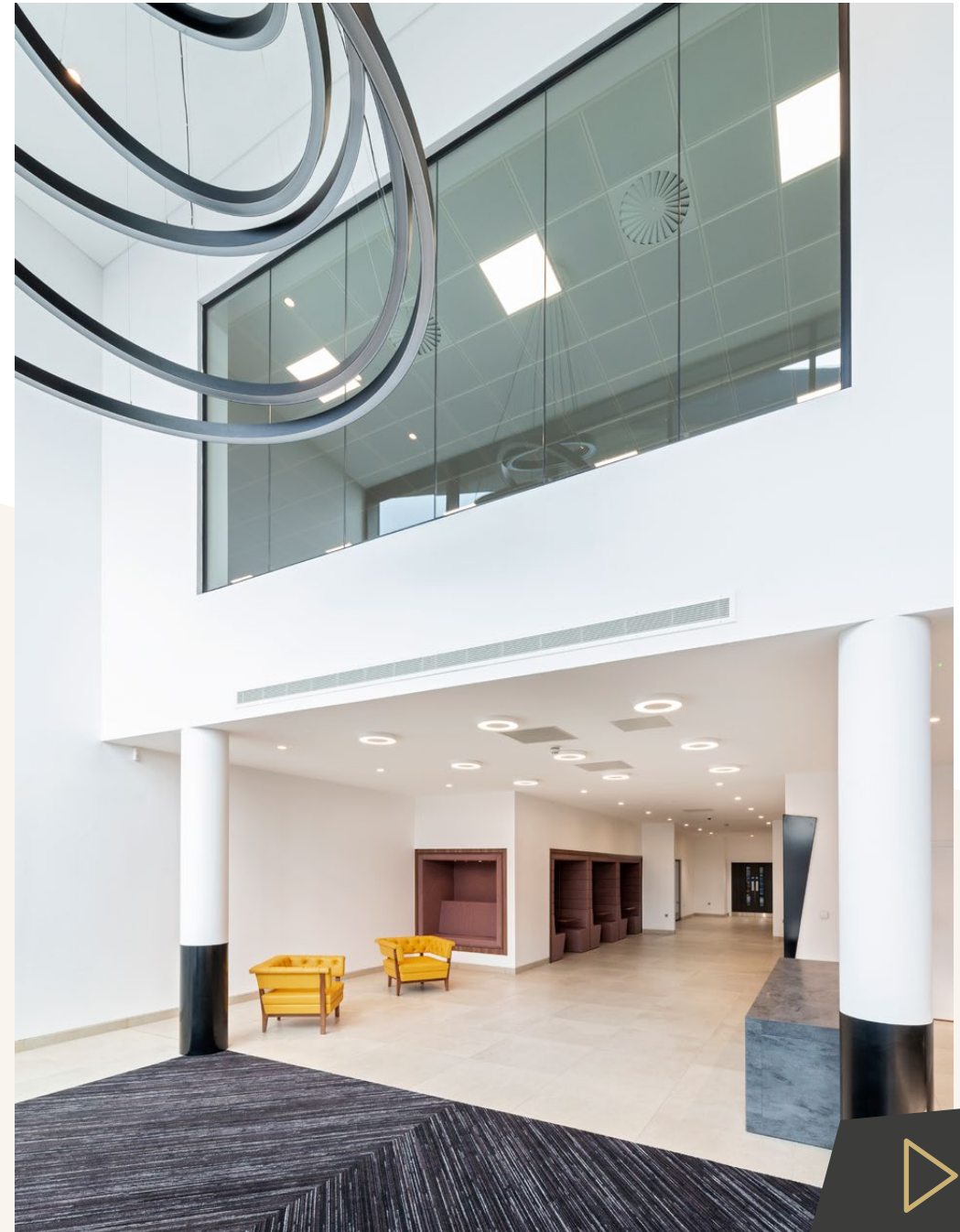
A FUSION OF POSSIBILITIES

At Fusion Point One,
we have it all

A FUSION OF STYLES

Stunning double height atrium and reception area

The contemporary design and high quality finishes provide an impressive reception with bespoke break out areas creating the perfect environment for collaboration with colleagues and clients.



WATCH
THE FILM

A FUSION OF IDEAS

Providing a unique city centre external break out area for talent to flourish



**OUTDOOR
COLLABORATION
AMONGST
LANDSCAPING**



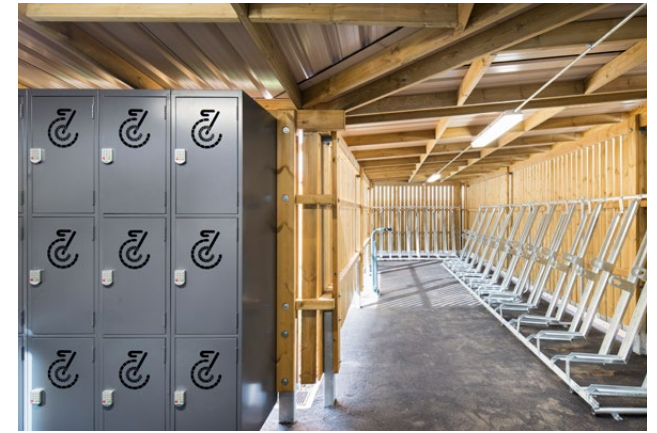
**DESIGNATED
SPACE FOR
ARTISAN
FOOD VANS**



**TABLE
TENNIS**



**EXTENSIVE
CYCLE, SHOWER
AND LOCKER
FACILITIES**



A FUSION OF DETAILS

High specification and sustainable credentials make Fusion Point One the obvious choice



SUPERFAST INTERNET CONNECTIVITY

We have partnered with Inifi to make Fusion Point I a superfast connected building. No connection delays or costly wayleaves for occupiers.



"The building has been designed with a new fresh air ventilation system providing a minimum of 12 litres of air per second per person - based on 1 person per 6m²"

Sustainable Credentials



**EPC: A
BREEAM:
VERY GOOD**



x14

**EV CHARGING
POINTS**



**NEW EFFICIENT
LED LIGHTING
WITH PIR SENSORS**

New Facilities



x98

**EXTENSIVE AND
SECURE CYCLE
PARKING WITH KEY
FOB ENCLOSURE**



**BESPOKE EXTERNAL
AND INTERNAL
BREAK-OUT AREAS**



x8

**NEW SHOWER,
CHANGING AND
DRYING ROOM
FACILITIES**

Specification



**DESIGNED TO
1:6 SQ M OCCUPANCY**



**NEW EFFICIENT
AIR-CONDITIONING**



**FULLY ACCESSIBLE
RAISED FLOOR**

Quality Building



**NEW DOUBLE
HEIGHT ENTRANCE**



**CAR PARKING RATIO
OF 1:680 SQ FT**



**5 STAR EWAVE
RATED FIBRE AND
TELECOMMS**

A FUSION OF SPACES

Large, flexible floorplates
to make your own

Schedule of Areas*

Floor	Use	Sq Ft	Sq M
Third	Office	17,750	1,649
Second	Office	Let To Roku	
First	Office North	8,095	752
	Office South	Let To Roku	
Ground	Office North	6,012	559
	Office South	6,012	559
Total		37,870	3,519

* Subject to measurement in accordance with IPMS 3

Parking Schedule

Type	Undercroft	Outside	Total
Standard	35	38	73
Electric Vehicle	12	1	13
Accessible	4	4	8
Accessible EV	–	1	1
Total Spaces	51	44	95

Car Parking Ratio – 1:680 Sq Ft

Cycle Parking
98 designated spaces

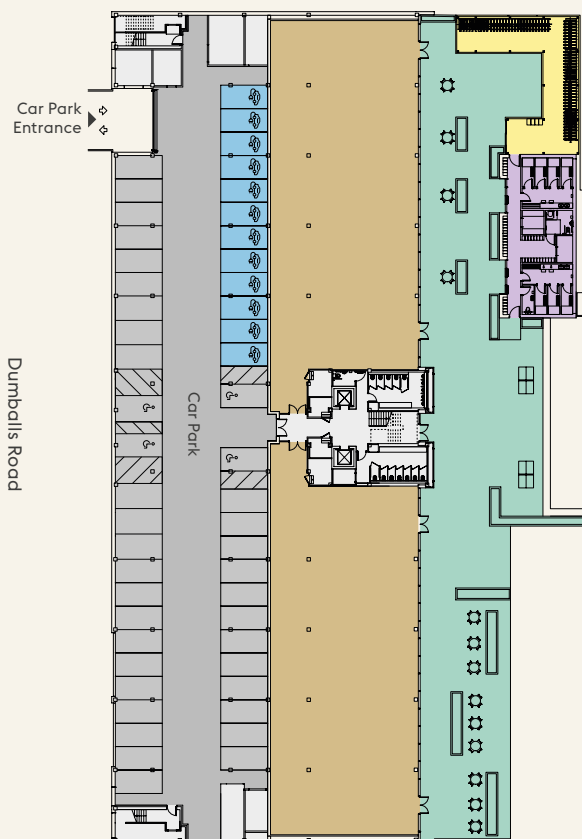


**FLEXIBLE
FLOORPLATES
TO CREATE
THE PERFECT
WORKING
ENVIRONMENT**

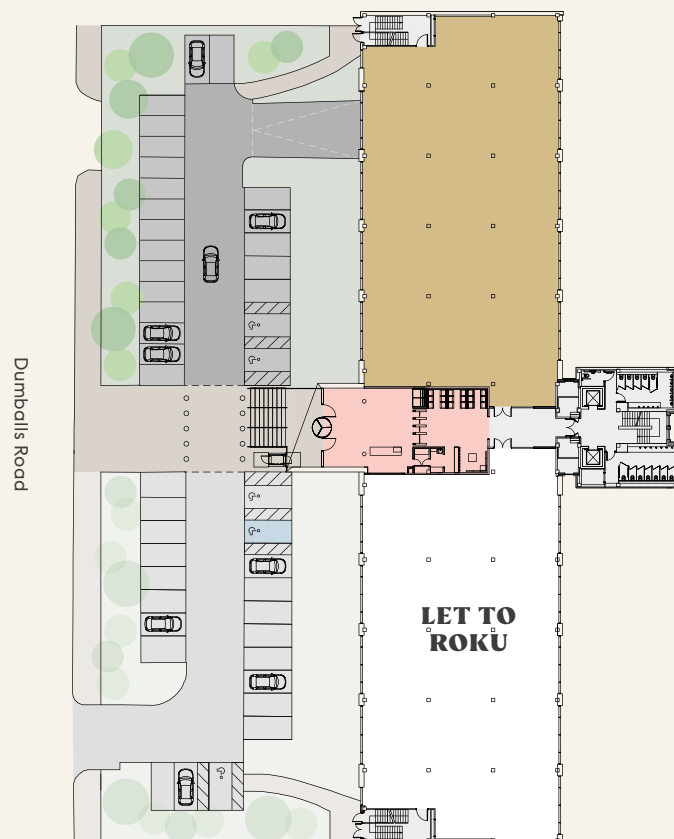


GROUND FLOOR

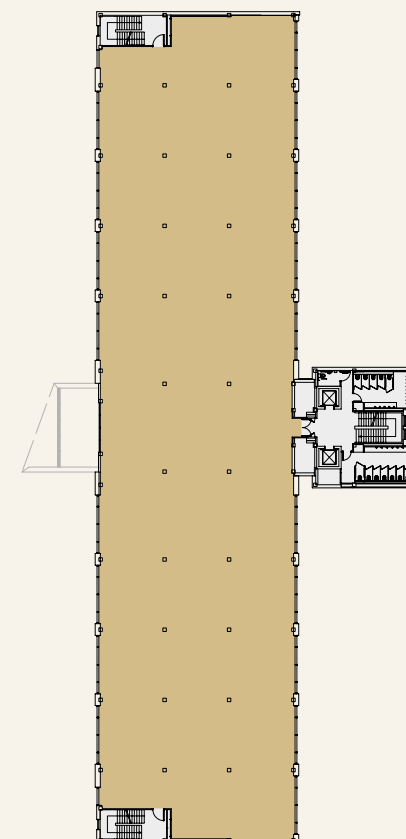
12,024 SQ FT (1,118 SQ M)

**FIRST FLOOR NORTH**

8,095 SQ FT (752 SQ M)

**THIRD FLOOR**

17,750 SQ FT (1,649 SQ M)



■ Floor ■ Reception ■ Cycle Store ■ Showers ■ Communal Area ■ Car Park ■ Electric Vehicle Car Spaces

For indicative purposes only. Not to scale.

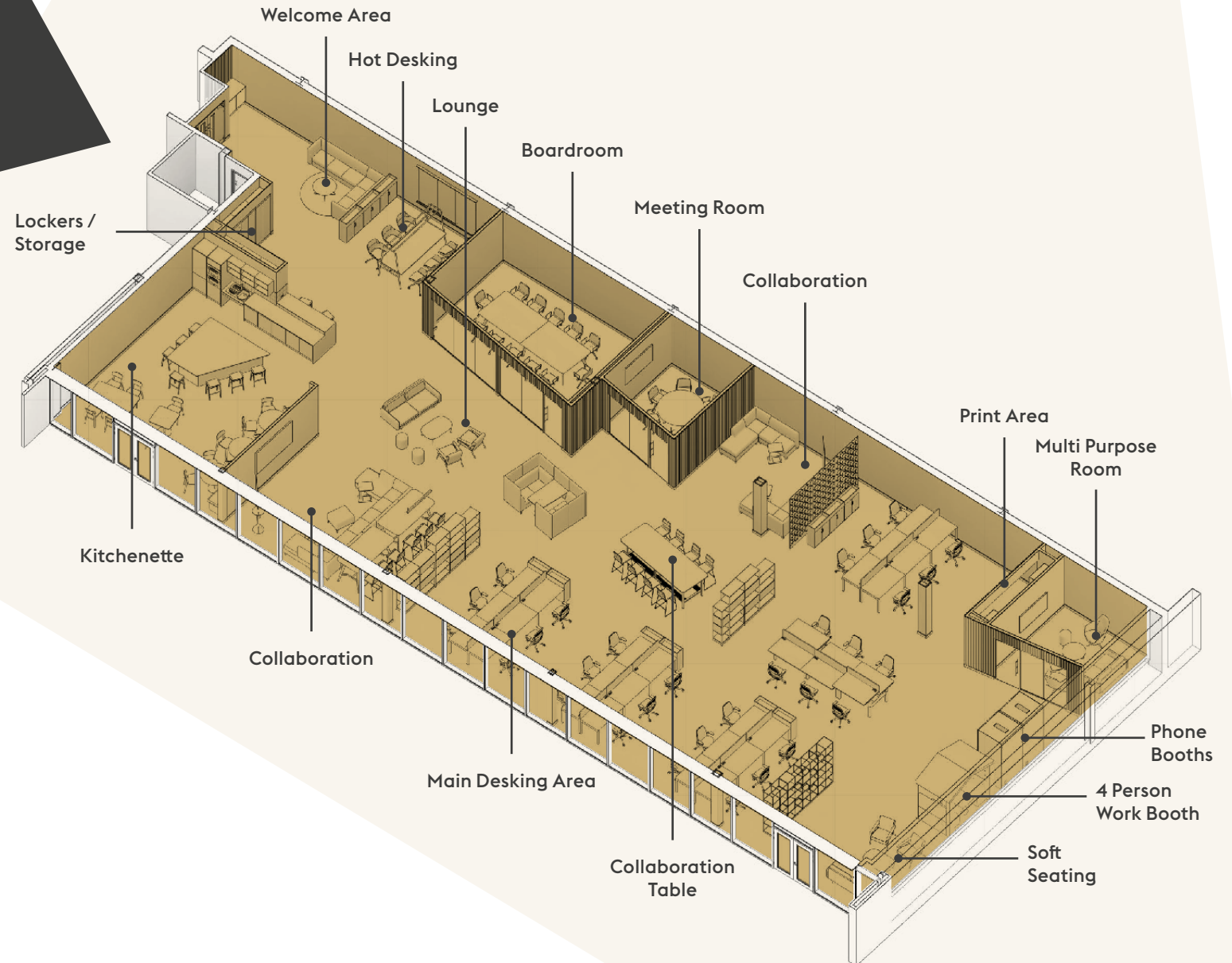
A FUSION OF ACCOMMODATION

Designed for maximum efficiency with
an occupation density of 1:6 Sq M

A FUSION OF DESIGN

Our ground floor north office suite has been fitted out to offer CAT A+ space for those who want to hit the ground running

For indicative purposes only. Not to scale.



**CAT A+
FULLY FITTED
WORKSPACE**



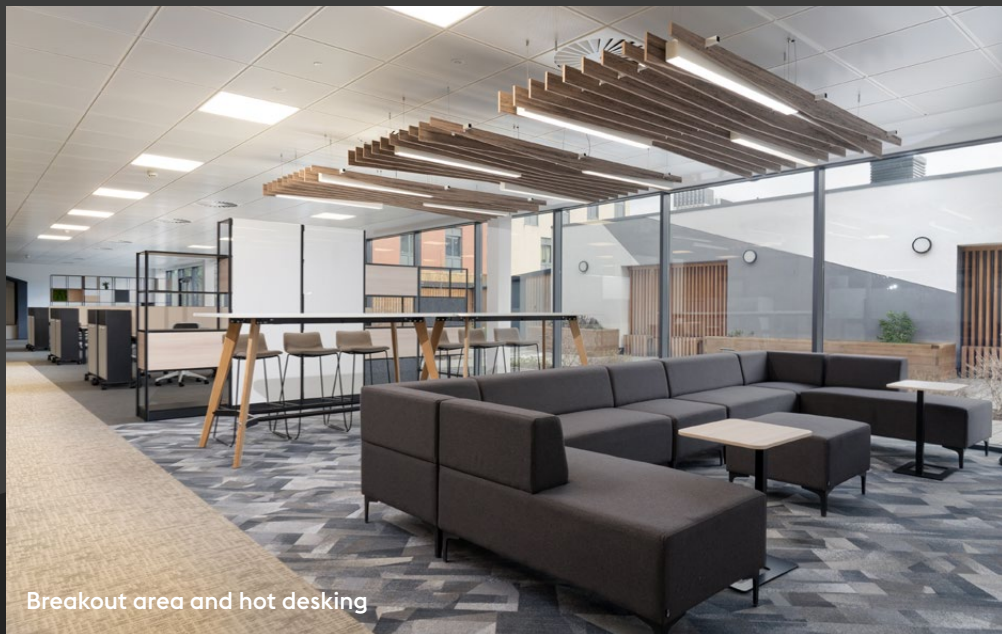
**12 PERSON
BOARDROOM**



**LOUNGE AND
SOFT SEATING
AREAS**



**PHONE
BOOTHS**



Breakout area and hot desking



12 person boardroom



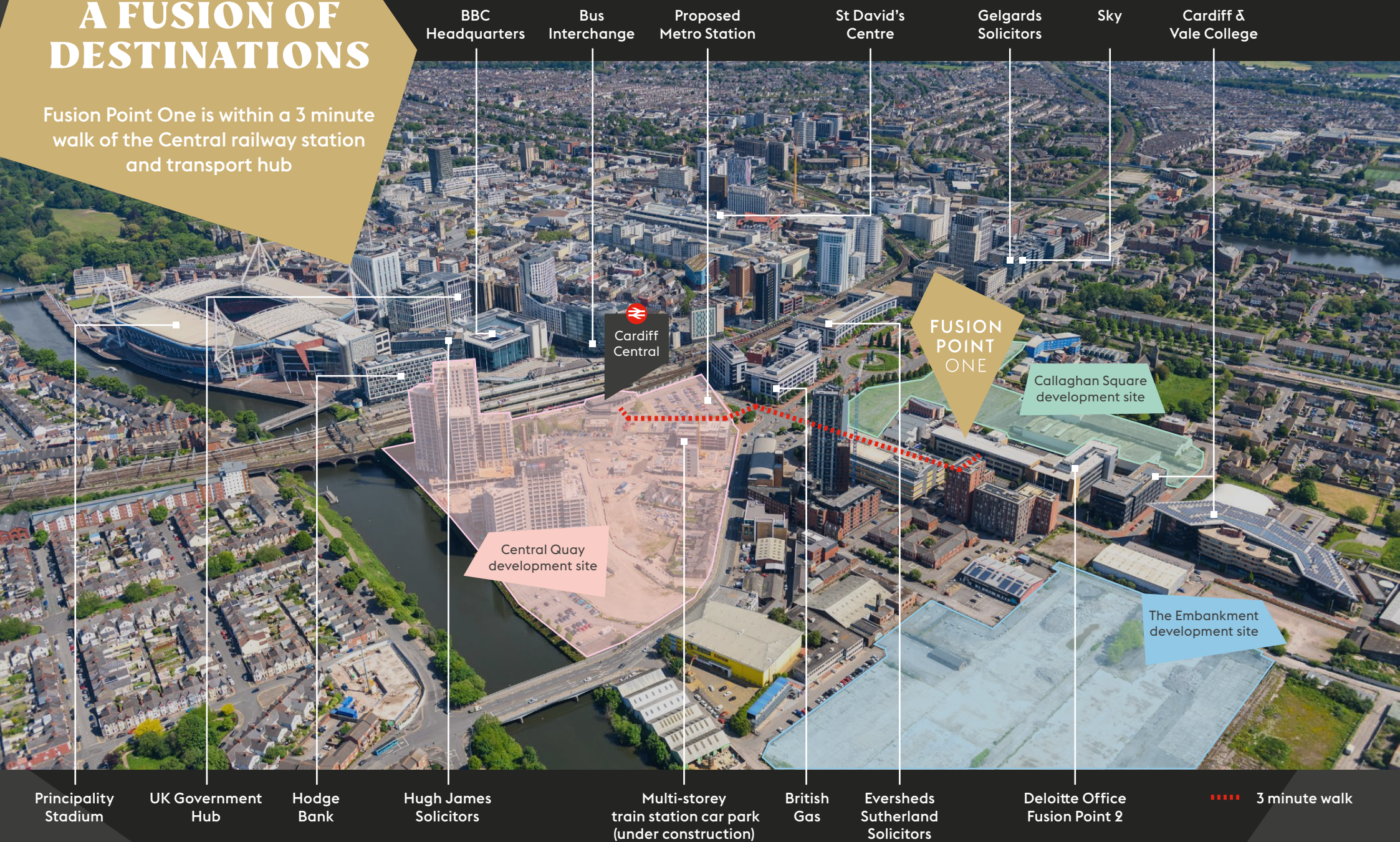
Workspace



Kitchenette / cafe

A FUSION OF DESTINATIONS

Fusion Point One is within a 3 minute walk of the Central railway station and transport hub



A FUSION OF DEVELOPMENT

The building is situated in an area that is undergoing extensive regeneration.



PLATFORM

Dumballs Road

Residential scheme of 206 build to rent apartments and 6,700 sq ft of ground floor retail space. Completed in 2023.



CENTRAL QUAY

Cardiff Central

3 million sq ft mixed use scheme, including residential, hotels and offices. The first phase comprises Legal & General's residential build to rent 715 unit scheme. Due to complete in 2026.



BUS INTERCHANGE

Cardiff Central Station

Brand new centralised bus facility with 14 bus bays, retail units, WCs and refreshment points. Completed in 2024.



NEW TRAM LINE

Cardiff Central Station

New tramline from Cardiff Central to Cardiff Bay, which will include new platforms at Cardiff Central and Cardiff Bay. Due to open in 2025.



GRAMERCY TOWER

Curran Road

£37.5 million development by Urban Centric providing 188 apartments, amenity and commercial space. Due to open Q4 2024.



THE EMBANKMENT

Dumballs Road

Planning approved for 47 acre scheme – 2,500 homes, 580,000 sq ft business, hospitality, leisure and retail space.



ANCHOR WORKS

Dumballs Road

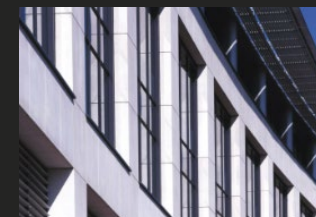
432 stylish new build apartments with two communal roof terraces, residents lounge, café & gym. Due to open 2024.



CARDIFF ARENA

Atlantic Wharf

15,000 capacity arena forming a central part of the Atlantic Wharf development. Due to open in 2026.



CALLAGHAN SQUARE

Callaghan Square

A proposed mixed use development of 1.3m sq ft for office, residential and leisure, adjacent to new Metro station.

A FUSION OF NEIGHBOURS

The local area has received a substantial level of regeneration over recent years



Notable regeneration includes the development of Fusion Point Two, a 60,000 sq ft office development, and Cardiff & Vale college. This investment in the area has attracted several high profile names, including Deloitte and Lloyds Bank. This has led to a growth in amenities on offer including Trade Street Cafe, Urba Spa, Cardiff & Vale Restaurant, The Classroom, Bae Coffi and Subway. With exciting new cafés and convenience retailing being constructed directly opposite Fusion Point One as part of Platform's residential development.

Local Occupiers

Deloitte.

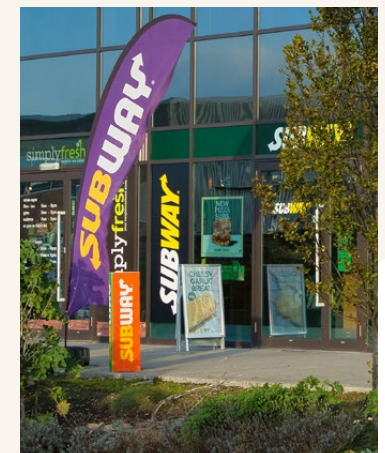
LLOYDS BANK


Cardiff and Vale College
Coleg Caerdydd a'r Fro

NetworkRail

KEOLIS amey

 **TRAFNIDIAETH CYMRU**
TRANSPORT FOR WALES



A FUSION OF AMENITIES

Vibrant bars & restaurants meet bustling shops and all within easy reach

Cardiff City Centre

For a lunchtime visit or en route home, Cardiff city centre has it all. Offering a renowned list of amenities making it a lifestyle destination of choice.

The John Lewis anchored St David's shopping centre is the busiest in the region, offering everything from premium designer brands such as Hugo Boss and Levis to delicious restaurants like Wahaca and Cardiff's latest arrival, The Ivy.



1. St David's
2. Bar 44, Westgate Street
3. Gin & Juice, Castle Arcade
4. Coffee Barker, Castle Arcade
5. John Lewis, The Hayes
6. Principality Stadium

A FUSION OF CONNECTIONS

Excellent transport links,
all on the doorstep

The building is ideally positioned, with easy access to Cardiff Central station and the city centre. Road and rail links offer speedy connections to Bristol, London and beyond.



03

Minutes walk to
Cardiff Central

08

Minutes walk to
John Lewis / St David's



21

Minutes to
M4, Jct 29

47

Minutes to
M5, Jct 15



48

Minutes to
Bristol Temple Meads

108

Minutes to
London Paddington

51

Minutes to
Swansea

120

Minutes to
Birmingham New Street

Cardiff Central Redevelopment

Following the Electrification of the main intercity rail line into Cardiff Central, Wales' busiest station, a substantial upgrade and modernisation has been announced to cope with the rise in passenger numbers, due to its thriving tourism and ever increasing number of daily commuters.

Annual passenger numbers are predicted to rise from 12.7 million in 2016 to 32 million by 2043.

FURTHER INFORMATION

FUSIONPOINTONE.CO.UK

Viewing

Strictly through joint sole
letting agents.

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Terms

Upon application.

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. July 2024.

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