



To Let

A high quality, Grade A office in the heart of Cardiff Central Enterprise Zone.

- Refurbished, Grade A office accommodation
- Large open plan floorplates
- Fully accessible and raised floors
- Suspended ceilings and recessed LED lighting
- Secure car parking areas
- Manned reception with 24h access
- Male, female and disabled WCs (each floor)
- Disabled access and facilities

Fusion Point Two

Dumballs Road, Cardiff, CF10 5DA

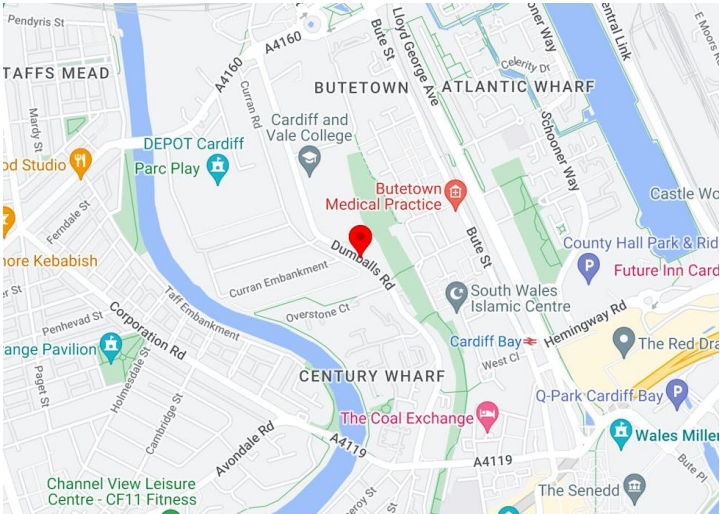
15,780 sq ft

1,466.01 sq m

Reference: #138120

Fusion Point Two

Dumballs Road, Cardiff, CF10 5DA



Summary

Available Size	15,780 sq ft / 1,466.01 sq m
Rent	£21 per sq ft
Rates Payable	£5.63 per sq ft
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC	B (27)

Description

Fusion Point 2 is a modern, Grade A office building situated in the heart of Cardiff. The suite benefits from large, open-plan floorplates with full height glazing to 3 elevations. Specification includes raised access floors, floor boxes, suspended ceilings with LED lighting and air conditioning. The building benefits from 2 passenger lifts, disabled access and facilities, secure car parking areas, 24-hour access, a manned reception and male, female & disabled WCs on each floor.

Location

Fusion Point 2 is located in Cardiff City Centre within close proximity to the Central Train and Bus Stations, the St David's Shopping Centre and a wide range of restaurants and bars. The building is located off Callaghan Square on Dumballs Road, an established, prime office location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	15,780	1,466.01	Available
Total	15,780	1,466.01	

Rhydian Morris

0292 167 0241 | 07792 273120
rhydian.morris@jll.com

Adam Conway

02920726013 | 07709507372
adam.conway@jll.com



