

2 Assembly Square

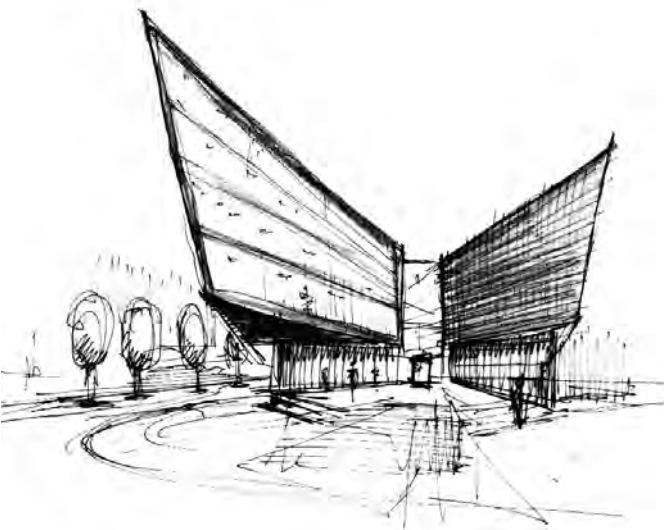


**Status:** To let

**Net Internal Area:** 88,432 sq ft

This site also has outline planning consent for two buildings, providing 88,432 sq ft of Grade A office space, which can link with 1 Assembly Square, if required. It will include 105 parking spaces.

Note: Indicative layout, subject to detailed Planning Consent.



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For further information on Lease Terms and to explore your business needs, please contact



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# Cardiff Waterside

## Cardiff Waterside connections

### Where is Cardiff Waterside?

Cardiff Waterside is within walking distance of the city centre, on the shore of a stunning freshwater bay. Few cities offer such a combination of urban convenience and natural splendour. From here, it's less than two hours to London or Birmingham, and only a short drive to some of Britain's most magnificent countryside.

### Transport /connections

Cardiff Waterside is superbly connected to the UK, Europe and the world by road, rail and air. It's just two hours to Heathrow Airport by train, and Cardiff International Airport connects you to a host of European destinations, as well as major cities in the US and Canada. More locally, excellent bus, train and even boat-bus services mean hassle-free commutes, and excellent links to the Welsh countryside.

### Destinations

Destinations	miles
Cardiff Bay Station	0.3
Cardiff Central	1.8
Cardiff International Airport	12.0
M4 – Junction 33	6.0
London	150.0
Heathrow Airport	135.0
Bristol	41.0
Swindon	76.0
Reading	114.0

