

FUSIONPOINTONE.CO.UK

FUSION POINT ONE

Dumballs Road, Cardiff, CF10 5DA

64,694 sq ft City Centre Grade A Office Building

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

Exterior CGI



Fusion Point One is undergoing a multi-million pound transformation to provide up to 64,694 sq ft of high quality Grade A office accommodation over 4 floors.

The building will feature an impressive new double height entrance and a sustainable theme throughout, with extensive 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 will provide an impressive reception with bespoke break out areas creating the perfect environment for collaboration with colleagues and clients.



01 - 02



Reception CGI

A FUSION OF IDEAS

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



**TABLE
TENNIS**



**ARTISAN
FOOD VANS**



**OUTDOOR
COLLABORATION
AMONGST
LANDSCAPING**



**CYCLE AND
SHOWER
FACILITIES**



A FUSION OF DETAILS

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

Sustainable Credentials



TARGET EPC: B
TARGET BREEAM:
VERY GOOD



CAR PARKING
WITH EV CHARGING
POINTS



NEW EFFICIENT
LED LIGHTING
WITH PIR SENSORS

New Facilities



TARGET CYCLING
SCORE: PLATINUM
RATING



BESPOKE EXTERNAL
AND INTERNAL
BREAK-OUT AREAS



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	17,686	1,643
First	Office North	8,095	752
	Office South	8,012	744
	Reception/Breakout	1,126	104
Ground	Office North	6,012	559
	Office South	6,012	559
Total		64,694	6,010

* 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

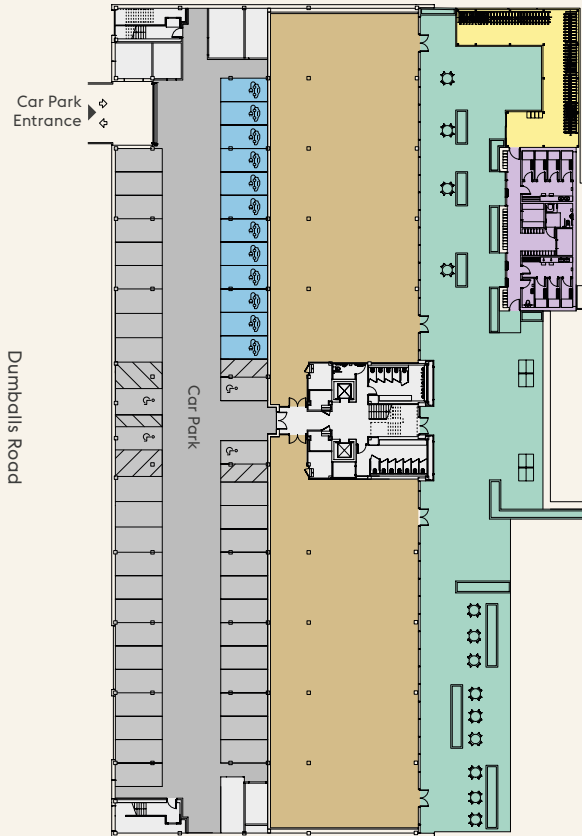
Cycle Parking
98 designated spaces



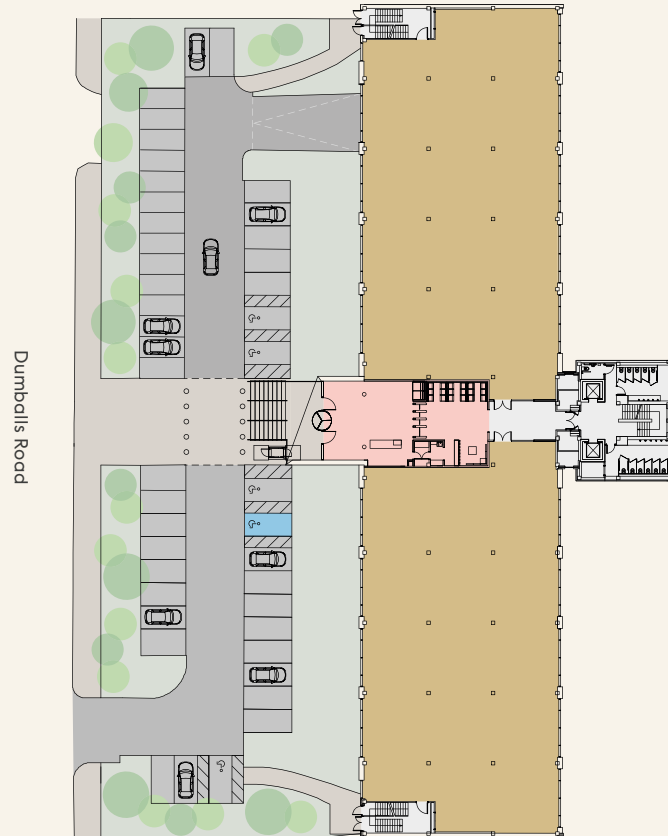
Typical Office Floor CGI

GROUND FLOOR

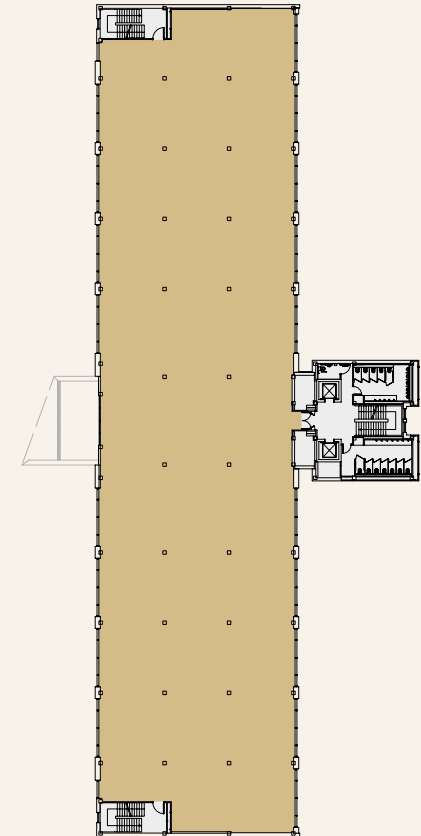
12,024 SQ FT (1,118 SQ M)

**FIRST FLOOR**

16,107 SQ FT (1,496 SQ M)

**TYPICAL UPPER FLOOR**

17,686 SQ FT (1,643 SQ M) / 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 DESTINATIONS

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



Central Square

Royal Arcade

St David's

British Gas

John Lewis

Deloitte

Cardiff & Vale College

Cardiff Central

FUSION POINT ONE

Principality Stadium

BBC Headquarters

Grant Thornton & Zurich Insurance

Network Rail

Lloyds Bank

Eversheds Sutherland

Platform
Proposed 200 residential units with ground floor A1 and A3 uses

3 minute walk

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 2, 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.

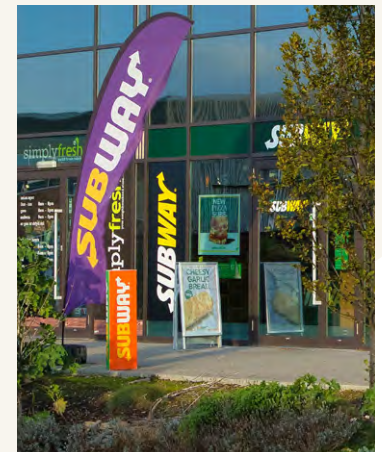
LLOYDS BANK

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 enroute 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.



Proposed Station Upgrade CGI



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

120

Minutes to
Birmingham New Street

51

Minutes to
Swansea

124

Minutes to
London Paddington

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. December 2019.

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