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**Project**

Welsh Assembly Building

**Location**

Cardiff Bay

**Accommodation**

150,000 sq ft offices

**Value**

£15m

**Client**

Grosvenor Waterside Plc

The first major pre-let at Capital Waterside was the first phase of the 2,700 acre Cardiff Bay Regeneration Project. It comprised 150,000 sq ft of office space for occupation as the headquarters of the Welsh Health Common Services Authority, later to be adapted for use as the headquarters for the Welsh Assembly. The building is seven storeys high including basement area parking at lower ground floor level. A feature of major interest is the ease with which the building could be leased and/or sub-let in a variety of permutations.

This facility enhances the value of the building as an investment, because in the long term it can be occupied by one, two or three principal tenants, without compromising the function or attractiveness of each individual element.

