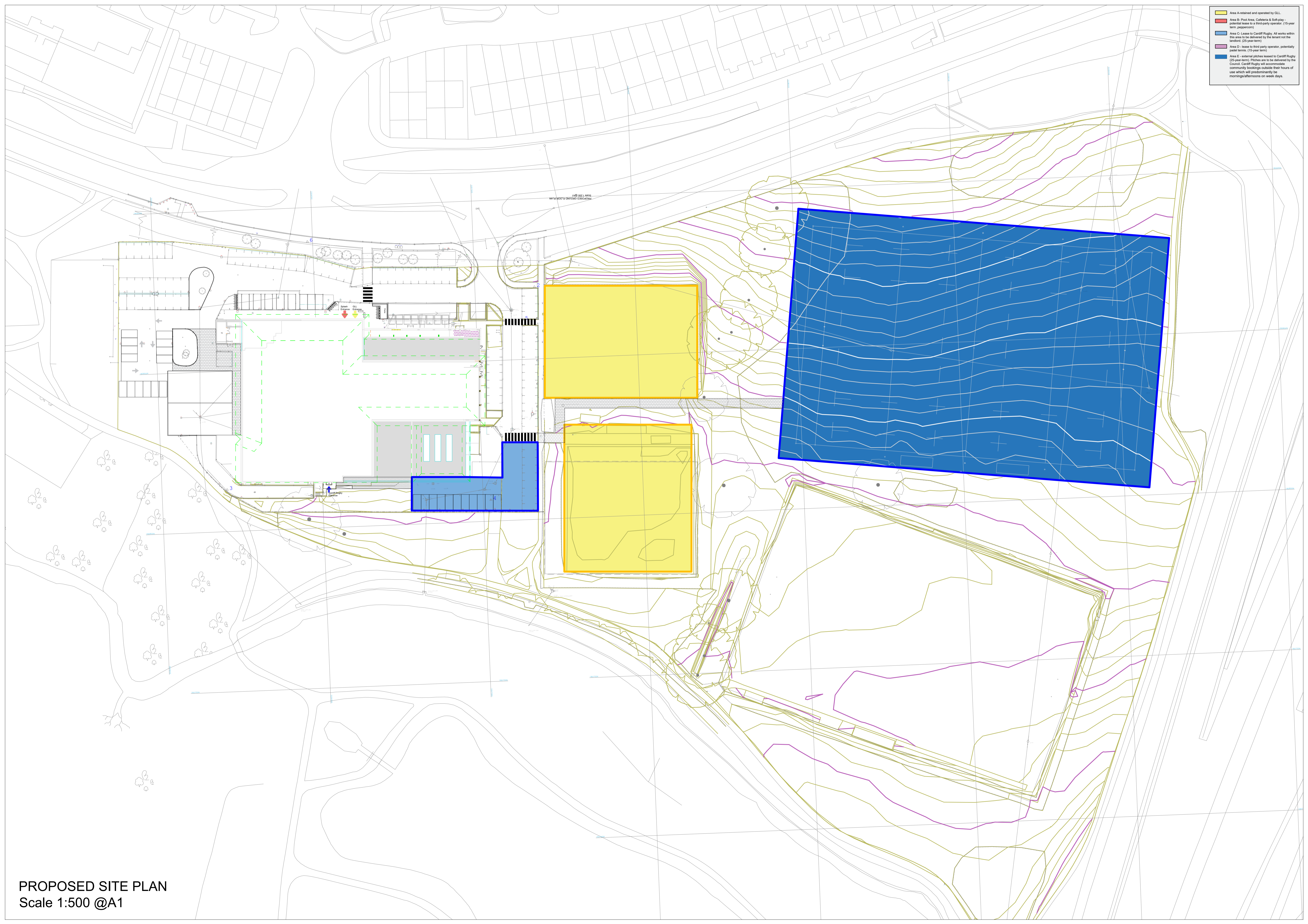
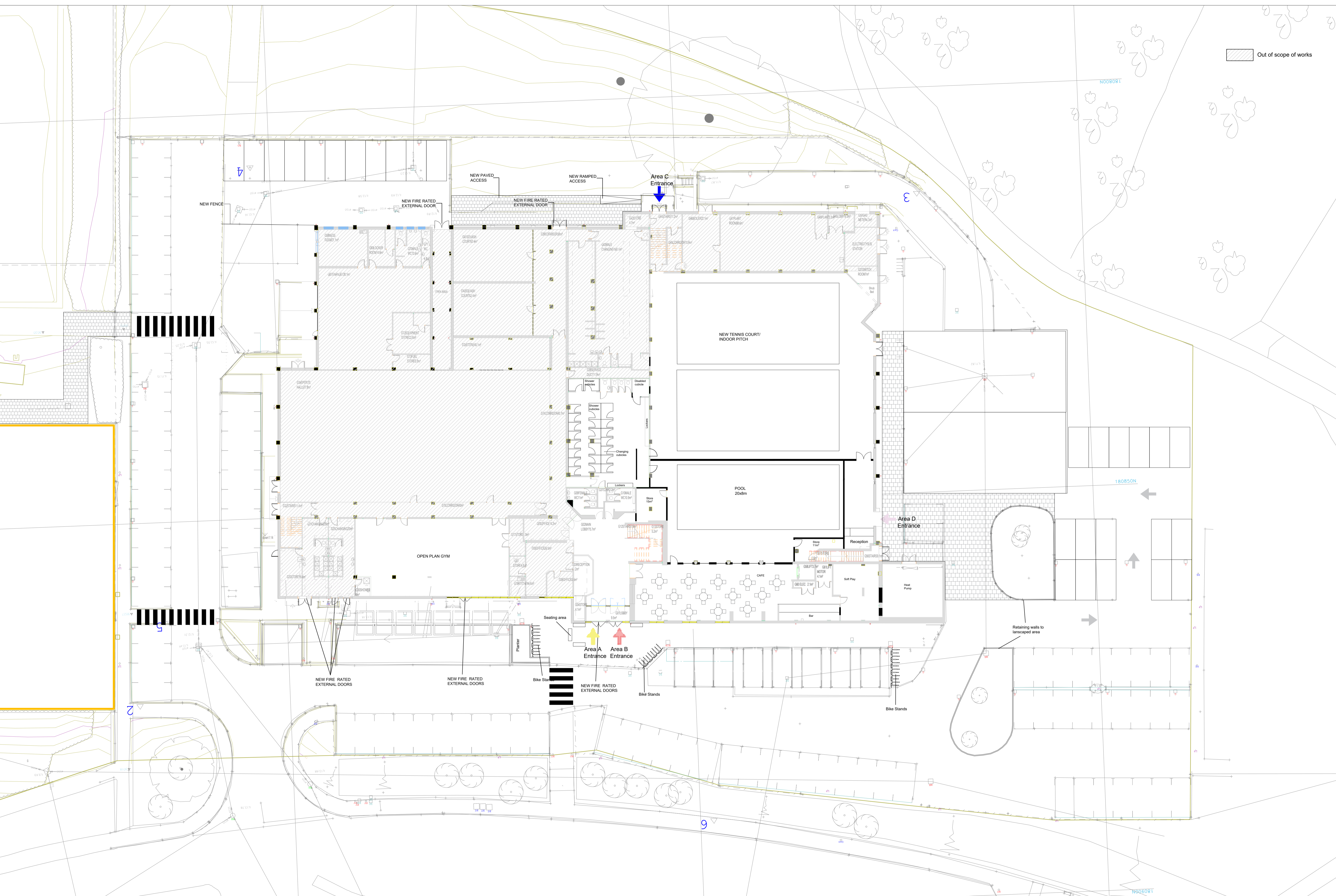


- Area A retained and operated by G.L.L.
- Area B- Pool Area, Cafeteria & Soft-play - potential lease to a third-party operator. (15-year term and options)
- Area C- Lease to Cardiff Rugby. All works within this area to be delivered by the tenant not the landlord. (25-year term)
- Area D- lease to third party operator, potentially joint lease. (10-year term)
- Area E- external pitches leased to Cardiff Rugby (25-year term). Pitches are to be delivered by the Council. Cardiff Rugby will accommodate community bookings outside their hours of use which will predominantly be mornings/afternoons on week days.



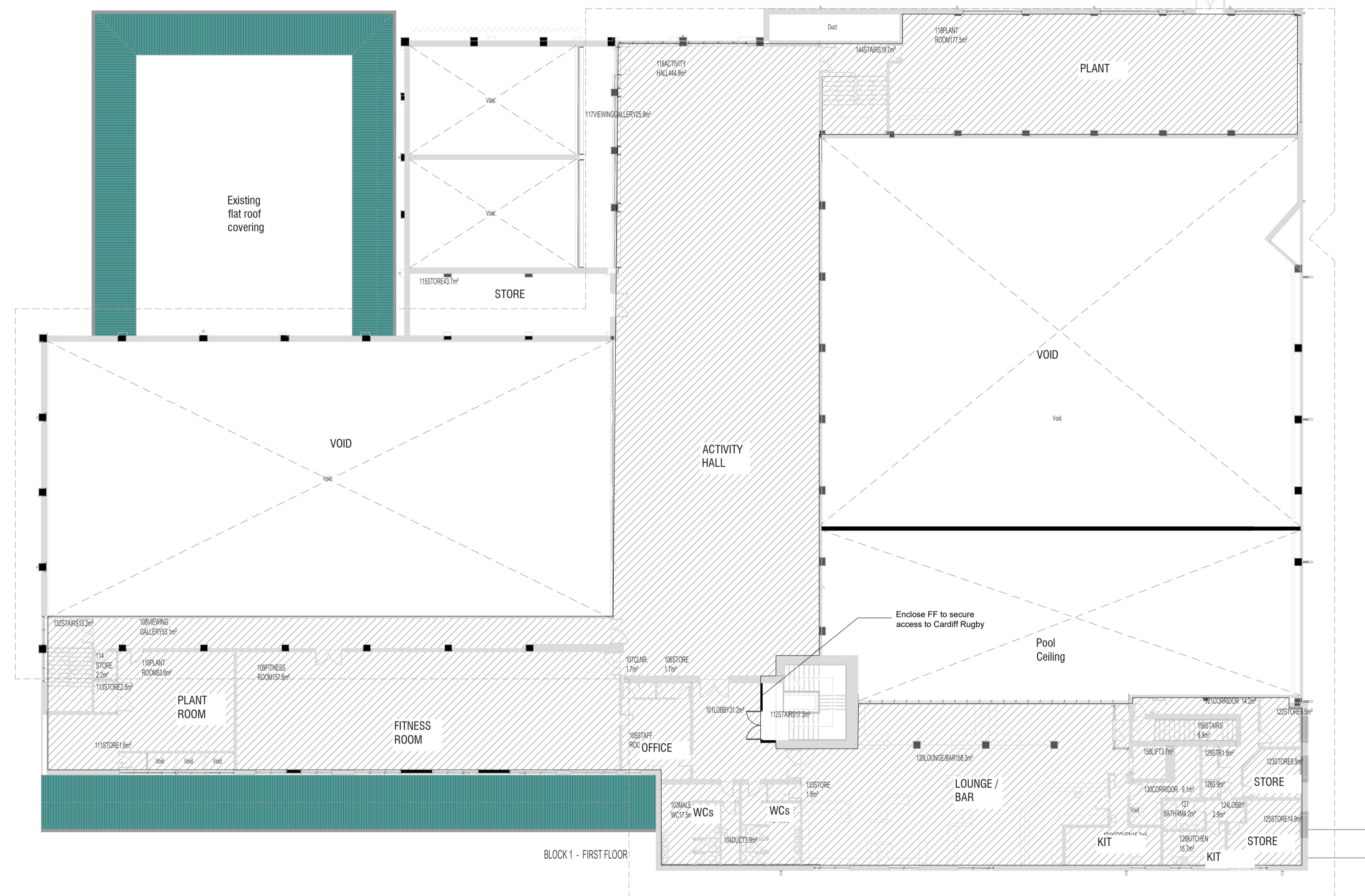
PROPOSED SITE PLAN  
Scale 1:500 @A1

Out of scope of works



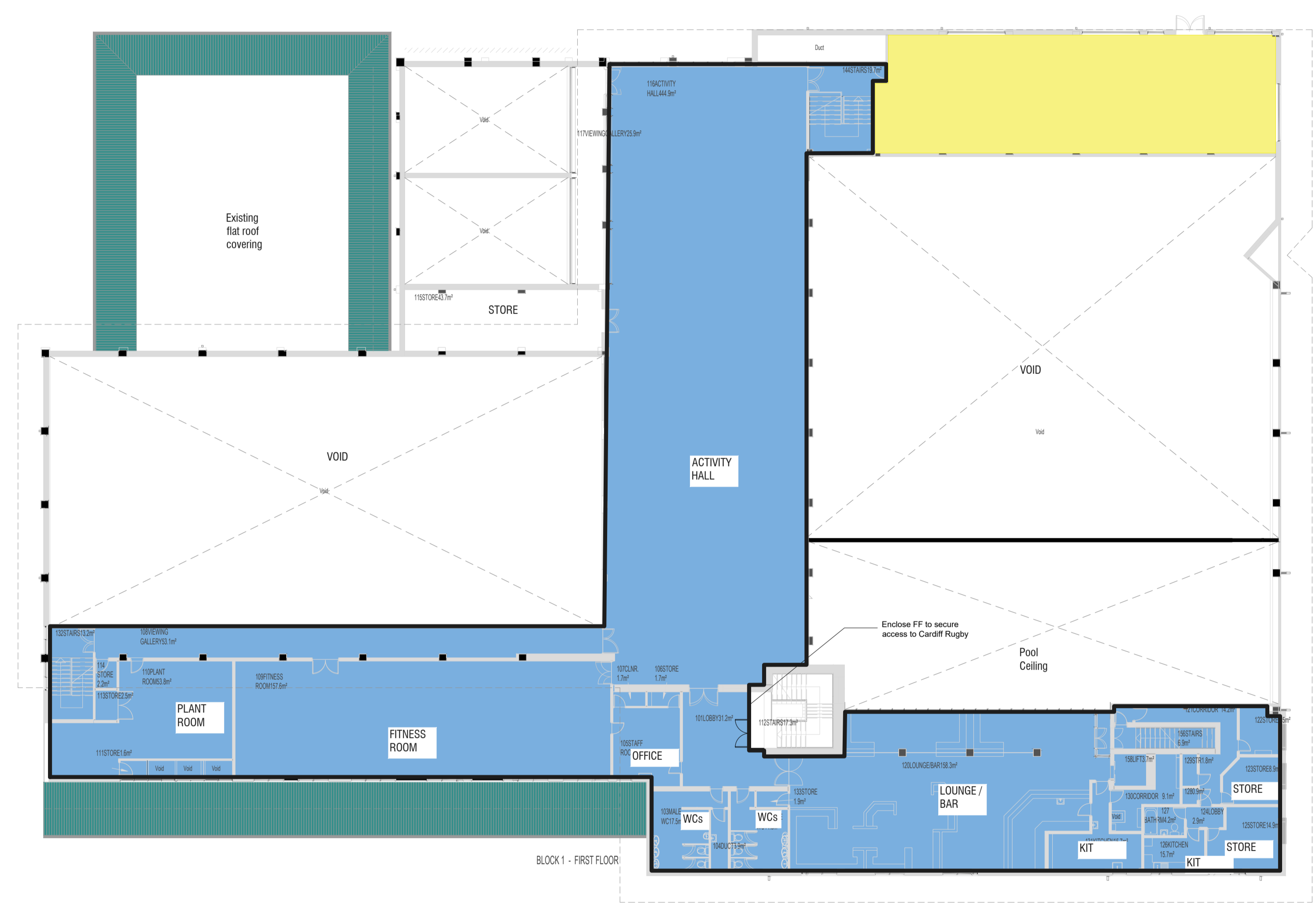
PROPOSED GROUND FLOOR PLAN  
Scale 1:200 @A1





PROPOSED FIRST FLOOR PLAN  
Scale 1:200 @A1

- Area A-retained and operated by GLL.
- Area B- Pool Area, Cafeteria & Soft-play - potential lease to a third-party operator. (15-year term .peppercorn)
- Area C- Lease to Cardiff Rugby. All works within this area to be delivered by the tenant not the landlord. (25-year-term)
- Area D - lease to third party operator, potentially padel tennis. (15-year term)
- Area E - external pitches leased to Cardiff Rugby (25-year-term). Pitches are to be delivered by the Council. Cardiff Rugby will accommodate community bookings outside their hours of use which will predominantly be mornings/afternoons on week days.



PROPOSED FIRST FLOOR PLAN- LEASE AREA  
Scale 1:200 @A1