

1 CAPITAL QUARTER

CARDIFF
CF10 4BZ

GRADE A OFFICE SUITES

35,829 SQ FT
3,328.6 SQ M

WITH SECURE PARKING



NEWLY REFURBISHED
FIRST FLOOR WITH TERRACE
NOW AVAILABLE



CARDIFF CITY CENTRE'S ENTERPRISE ZONE

1 Capital Quarter is located in the heart of Cardiff City Centre's Enterprise Zone and within a few minutes walk of Cardiff's two main railway stations.

The building is conveniently situated for public transport and there is public car parking nearby. Capital Quarter offers a coffee shop, convenience store and additional amenities for occupiers, with all of the city centres leisure and retail facilities within a short walk.



1 Capital Quarter Coffee Shop

AMENITIES

1. St David's Shopping Centre
2. Queens Arcade
3. Capitol Shopping Centre
4. John Lewis
5. Cardiff Library
6. Cardiff Castle
7. Principality Stadium
8. Motorpoint Arena
9. Marriott Hotel
10. Novotel

OCCUPIERS

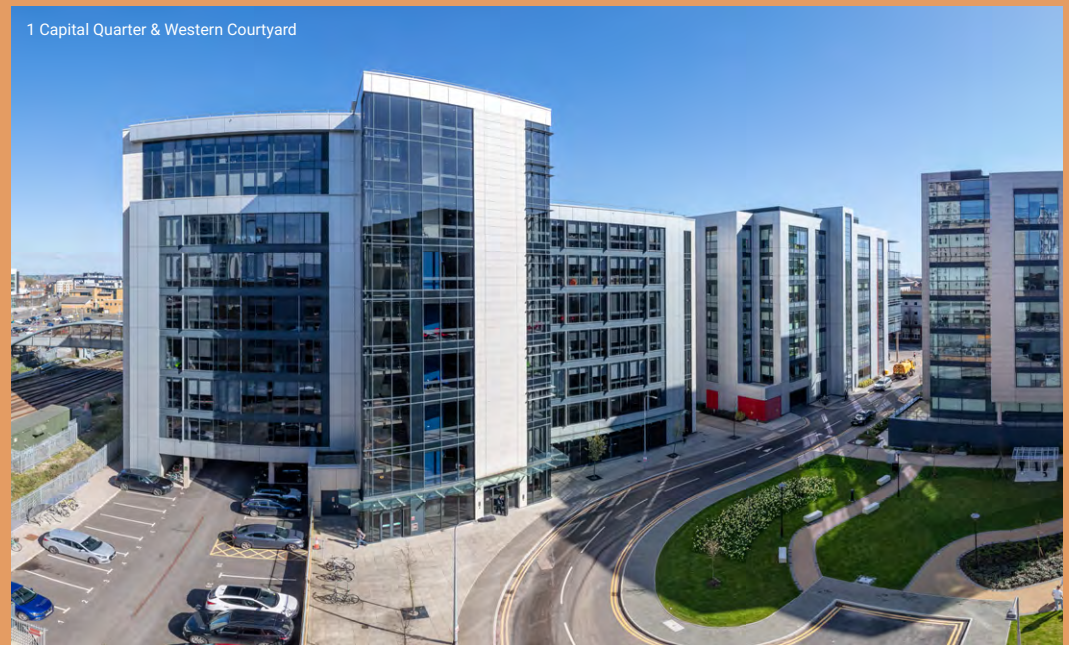
11. BBC Headquarters
12. Admiral Headquarters
13. BT
14. Eversheds
15. Sky
16. Admiral
17. Public Health Wales
18. Capital Law
19. University of South Wales

PUBLIC TRANSPORT

20. Cardiff Central Railway Station
21. New Bus Interchange
22. Queen Street Railway Station

BE IN GOOD COMPANY

Existing Capital Quarter occupiers include:



1 Capital Quarter & Western Courtyard

REFURBISHED RECEPTION

1 Capital Quarter benefits from a prominent entrance fronting onto the Capital Quarter Western Courtyard.

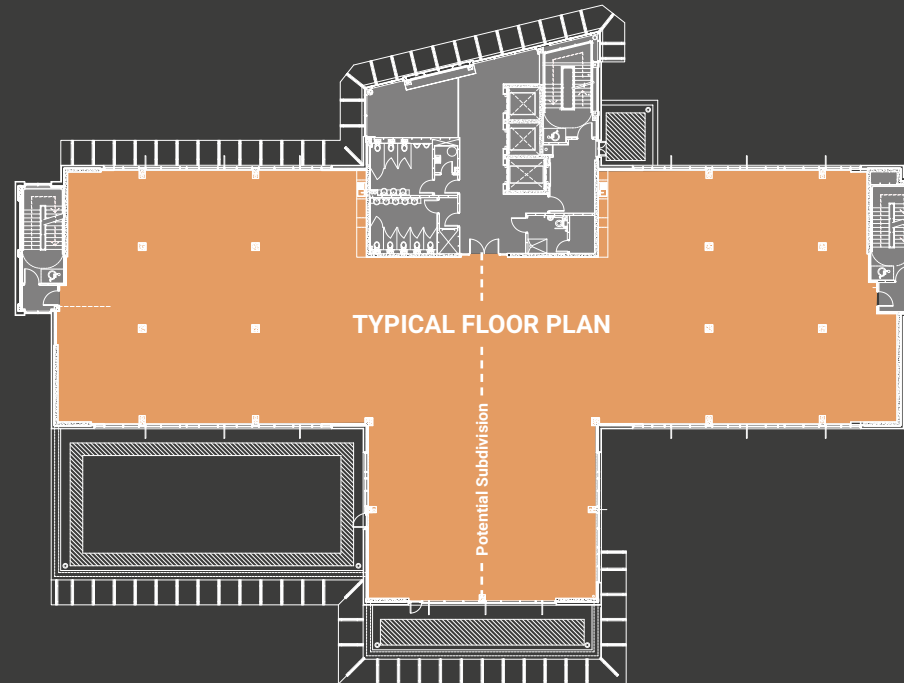
The reception and lift lobby areas have been newly refurbished and provide a concierge service, meet and greet area and security.



AVAILABLE SPACE

The available accommodation comprises the part ground, whole 1st, 4th and 5th floors and extends to 35,829 sq ft in total with space from 1,400 sq ft and the potential to subdivide floors to provide suites from 4,750 sq ft.

FLOOR	SQ FT	SQ M	PARKING
Ground Floor	1,400 sq ft	130.0 sq m	1 space
Ground Floor	4,977 sq ft	462.4 sq m	2 spaces
1 st Floor	9,774 sq ft	908.0 sq m	5 spaces
4 th Floor	9,829 sq ft	913.1 sq m	5 spaces
5 th Floor	9,849 sq ft	915.0 sq m	5 spaces
Total	35,829 sq ft	3,328.6 sq m	18 spaces



Net internal floor areas quoted are approximate only and subject to measurement in accordance with RICS Code of Measuring Practice. Plans are not to scale and for discussion purposes only.

SPECIFICATION

The available space includes the following Cat A specification:

- ↑ Raised access floors
- ↓ Suspended ceilings
- 💡 Recessed lighting
- ☆ Existing high quality fit out
- ❄️ Air Conditioning

NEWLY REFURBISHED RECEPTION

HIGH QUALITY CAT A+ REFURBISHMENT

FLOOR TO CEILING HEIGHT
2.7M

SHOWER FACILITIES

BREEM VERY GOOD

1ST FLOOR EXTERNAL TERRACE

FLEXIBLE FLOOR PLATES

ON SITE BIKE PARKING

18 PARKING SPACES



All photography shows the newly refurbished 1st Floor





TERMS

The offices are available on a new effective full repairing lease for a term to be agreed.

SERVICE CHARGE

A service charge is also payable, further details on request.

BUSINESS RATES

The occupiers are liable for the business rates associated with the offices and any allocated parking.

EPC

Rated B (38) for energy performance.

VAT

The property is elected for VAT that is payable on the rent and service charge.

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWINGS AND FURTHER INFORMATION

For further information and to arrange a viewing please contact joint sole agents:



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