

No 5

Callaghan
Square

CARDIFF CF10 5BT

TO LET | Prime City Centre Offices
1,049 sq ft (97.4 sq m)
to 2,994 sq ft (278.1 sq m)

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5 Callaghan Square

5 Callaghan Square forms part of the second phase of the Callaghan Square development in Cardiff's prime city centre office core. The building provides Grade A office accommodation over 6 upper floors. The quality of the accommodation and prime city centre location has attracted the following occupiers Deloitte, Hays Recruitment, Amey and Aecom.



Prime Office Location



Adjacent to Central Railway Station



Close to Leisure and Amenities



On Site Parking



Convenient for Bus Links

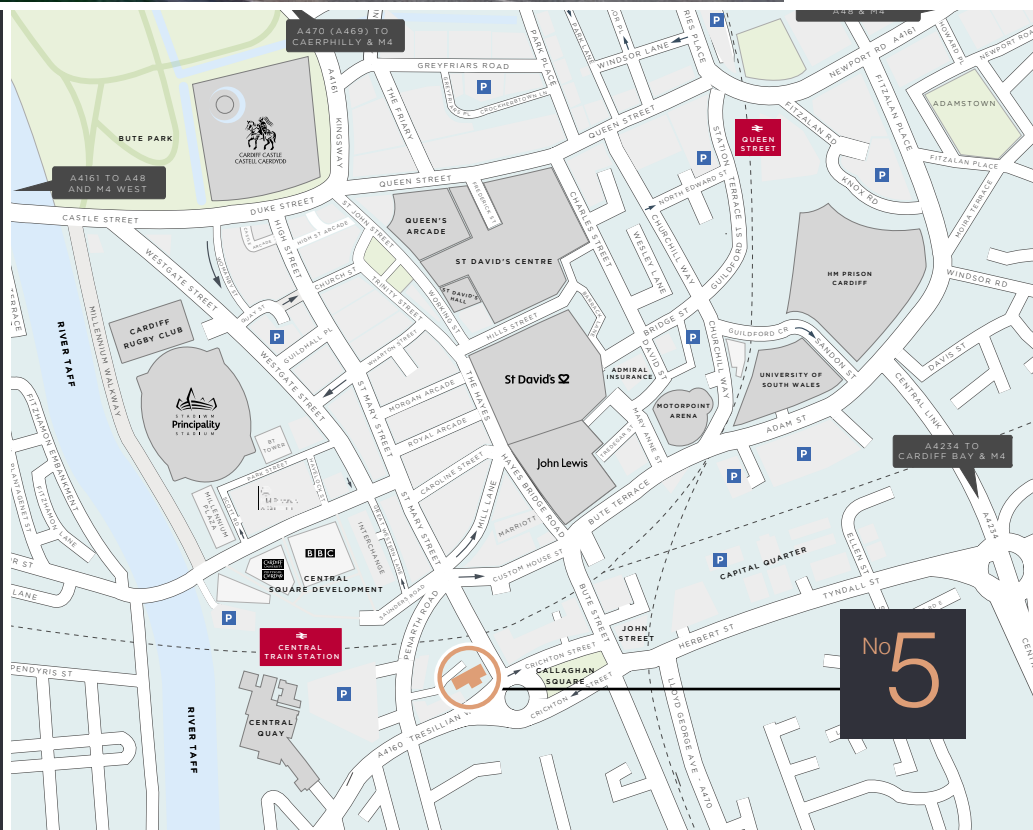


Easy Access to Retail Core

Location

Callaghan Square occupies a prime location in Cardiff city centre immediately adjacent to Central Railway Station and within easy walking distance of St David's Shopping Centre, John Lewis and all of the city centre amenities. The development has attracted some of the best known business occupiers in the city, including British Gas, Mott MacDonald, Eversheds Sutherland and Deloitte.

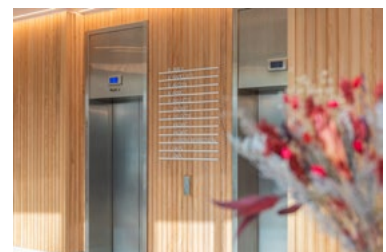
Cardiff Central Railway Station provides intercity rail services to London Paddington twice an hour with a journey time of less than 2 hours.



- 1. British Gas / Centrica
- 2. Cardiff Central Railway Station
- 3. MotoNovo Finance
- 4. Hugh James Solicitors
- 5. Principality Stadium
- 6. BBC Headquarters
- 7. Legal & General
- 8. BT
- 9. Clayton Hotel
- 10. Cardiff Castle
- 11. Eversheds
- 12. Open University / Unison
- 13. Marriott Hotel
- 14. John Lewis
- 15. St David's Shopping Centre
- 16. Mott MacDonald



Main Reception



Specification

The building benefits from a prominent entrance fronting on to Callaghan Square that leads into a high quality, ground floor reception. The office accommodation is arranged over 6 upper floors and accessed via 2 lifts within the central core.

The office specification includes:

-  **High quality manned reception**
-  **On site management team**
-  **24 hour access**
-  **Fully accessible raised floors**
-  **Floor to ceiling height: 2.7 m**
-  **Metal suspended ceilings**
-  **Male/female and accessible w.c's**
-  **Shower facilities**
-  **Air conditioning**
-  **Two passenger lifts**
-  **Recessed LED lighting**
-  **Attractive landscaping and piazza area**





Typical Office Floor

Availability

The upper floor offers spectacular views right across the city.

The offices are laid out in an open plan configuration around the building core with a main office suite and a separate smaller suite.

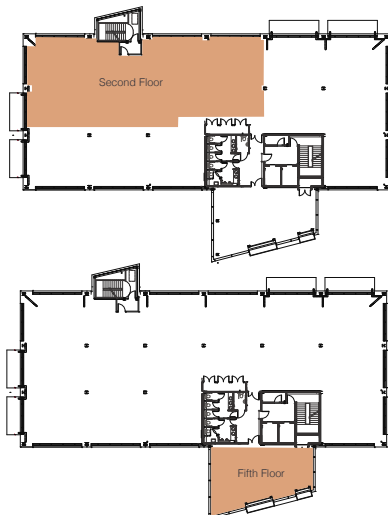
The fifth floor suite is refurbished and ready to occupy. The second floor is being refurbished including new VRF air conditioning, glazed entrance doors, LED lighting recessed in a metal ceiling grid, and new finishes.

The offices offer a variety of options for fitting out, please contact the agents to discuss your requirements.

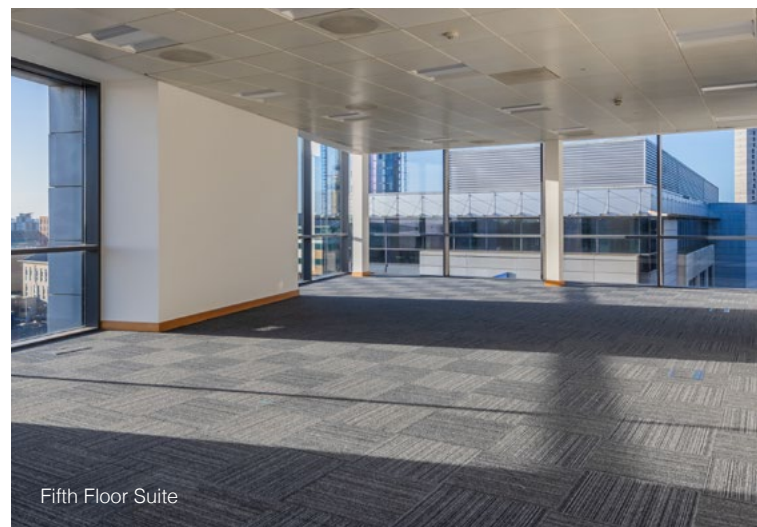
Accommodation

Part Second Floor	278.1 sq m	2,994 sq ft
Part Fifth Floor	97.4 sq m	1,049 sq ft

The above IPMS areas are approximate and subject to measurement in accordance with the RICS property measurement 2nd edition May 2018.



Fifth Floor (Looking South)



Fifth Floor Suite



Fifth Floor (looking East)

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Terms

The offices are available on new effective full repairing leases with a service charge for a term to be agreed.

Business Rates

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

EPC

An EPC will be completed following completion of the refurbishment works. An 'A' rating is targeted.

VAT

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

Car Parking

The building benefits from an undercroft car park with parking for 31 cars.

Cycle Storage

The cycle storage facilities are being upgraded to provide secure, covered cycle parking.



Contact

For further information and to arrange a viewing contact:



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Brochure – 03/24 Photography – 08/20-01/24 Aerial Photography – 01/24

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