

A new home at John Street

Callaghan Square, Cardiff

**John
Street**

CALLAGHAN SQUARE

a development by JR Smart

**John
Street**



John
Street

~~Imagine~~ Be the future of Cardiff

The newest office development in Cardiff city centre. Providing 107,000 sq ft of prime office space and floor plates of 13,000 sq ft, John Street has been designed to cater for the modern office occupier with the specification, environmental credentials, and amenities to deliver a superb working environment.



A new space to ~~work~~ connect

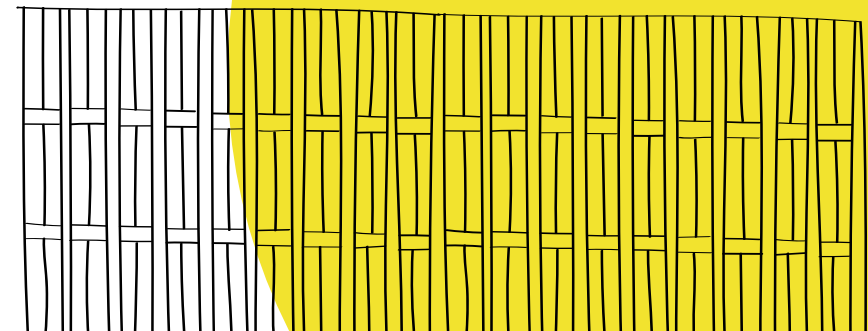


View from Callaghan Square CGI



Jan 2022

**Prime city centre
office development**





P Parking

- 1** Central Railway Station
- 2** BBC Headquarters
- 3** Café Quarter
- 4** St. David's 2
- 5** John Lewis
- 6** Cardiff Castle
- 7** Principality Stadium
- 8** Radisson Hotel
- 9** Maldron Hotel
- 10** Callaghan Square
- 11** 1 Callaghan Square
- 12** New Premier Inn
- 13** Zenith Student Living

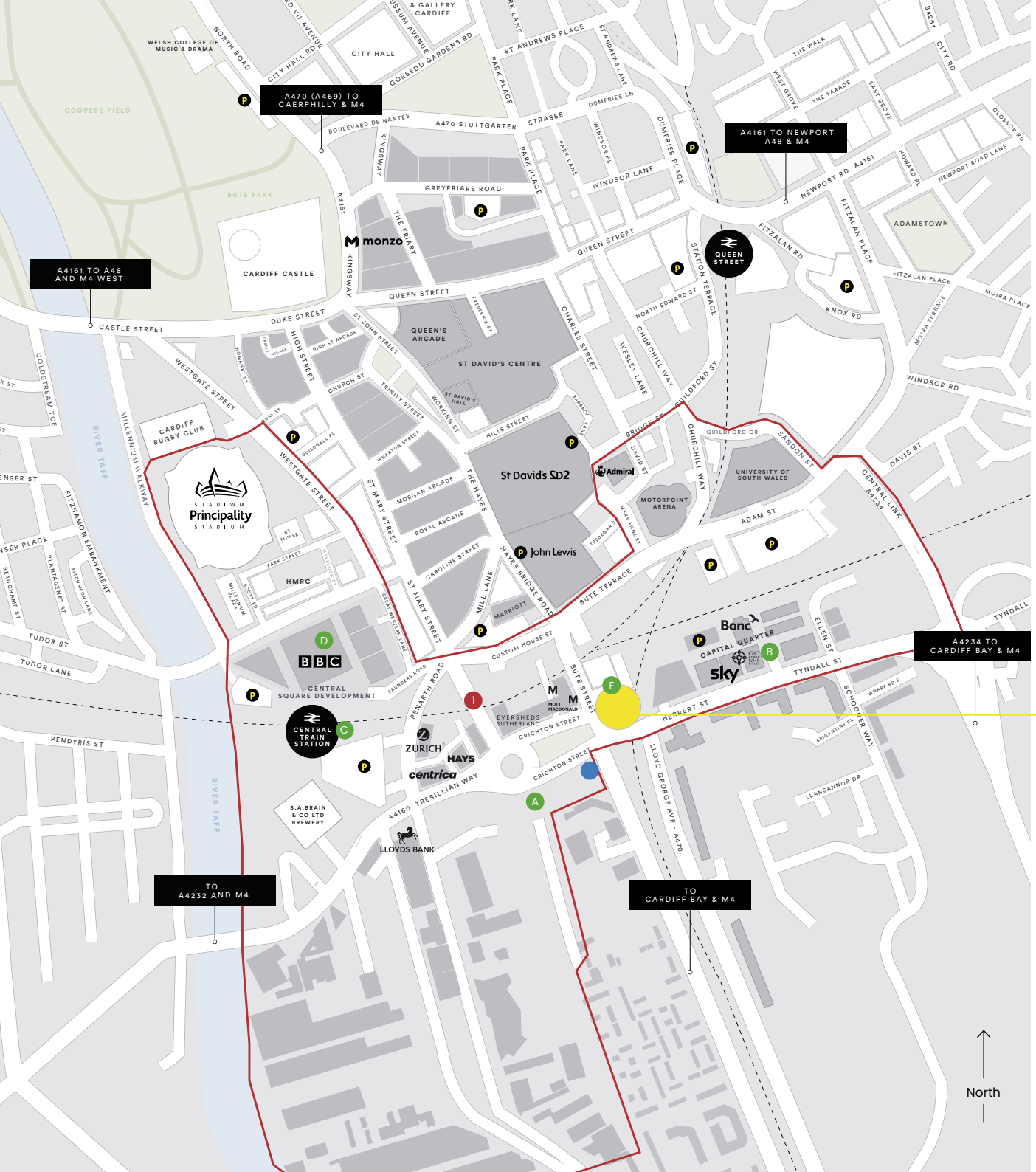
Proposed New Metro Station

To Cardiff Bay

To Cardiff Bay & M4 Motorway



Superbly located



Zone Boundaries

I Central Cardiff

Other Strategic Sites

A Callaghan Square

B Capital Quarter

C Cardiff Central Station

D Central Square

E John Street

● Proposed New Metro Station

John Street



Visit Business Wales to find out more



**A space you
have love to
work in**

107,010 sq ft
of Grade A offices



Main Entrance CGI



View from Cardiff Bay - Jan 2022

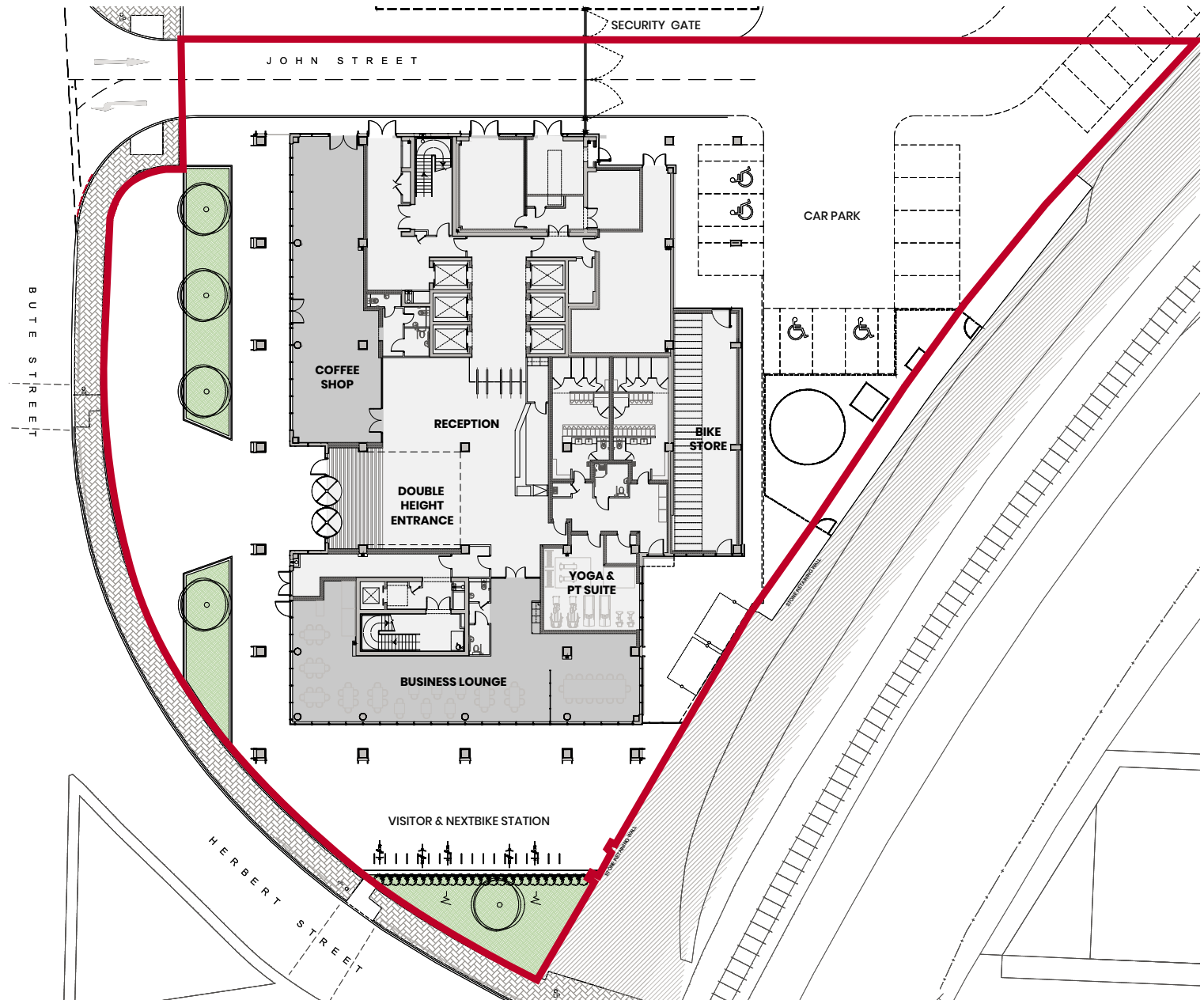


View from above Callaghan Square South - Jan 2022

John Street, Callaghan Square, Cardiff

Floor plans

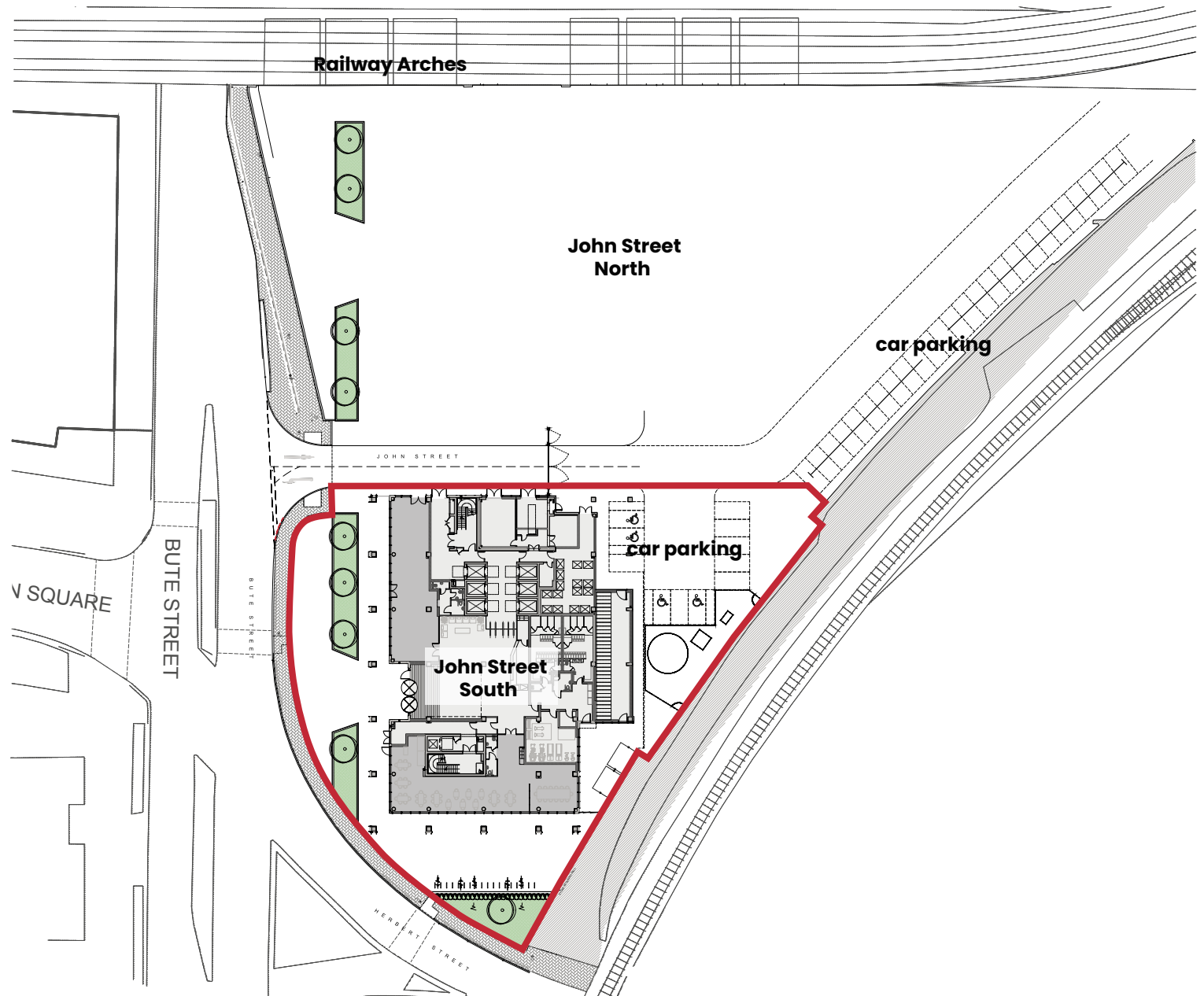
Ground Floor



John Street, Callaghan Square, Cardiff

Floor plans

Site Plan





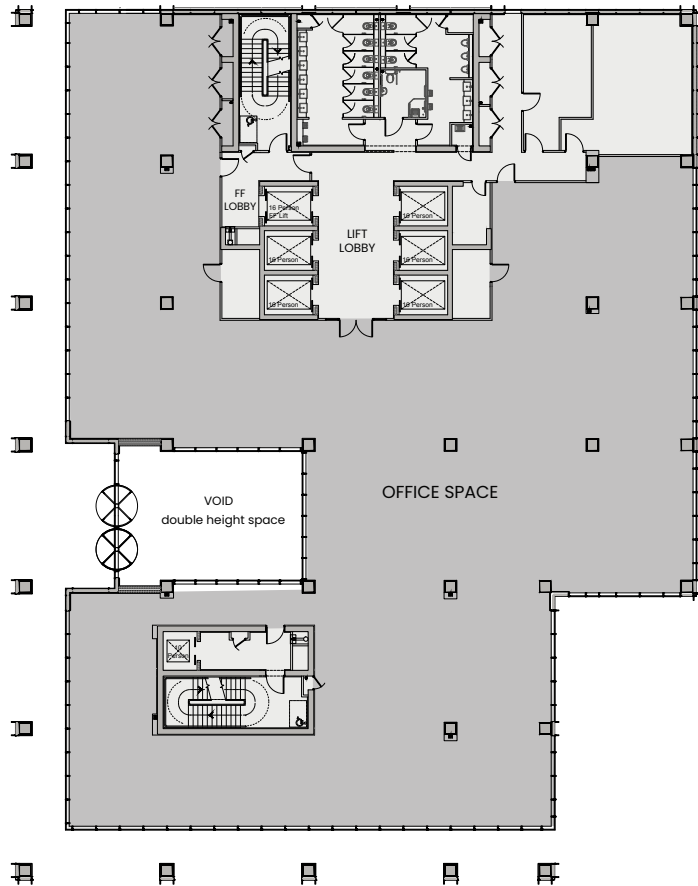


John Street, Callaghan Square, Cardiff

Floor plans

First Floor

8,020 sq ft



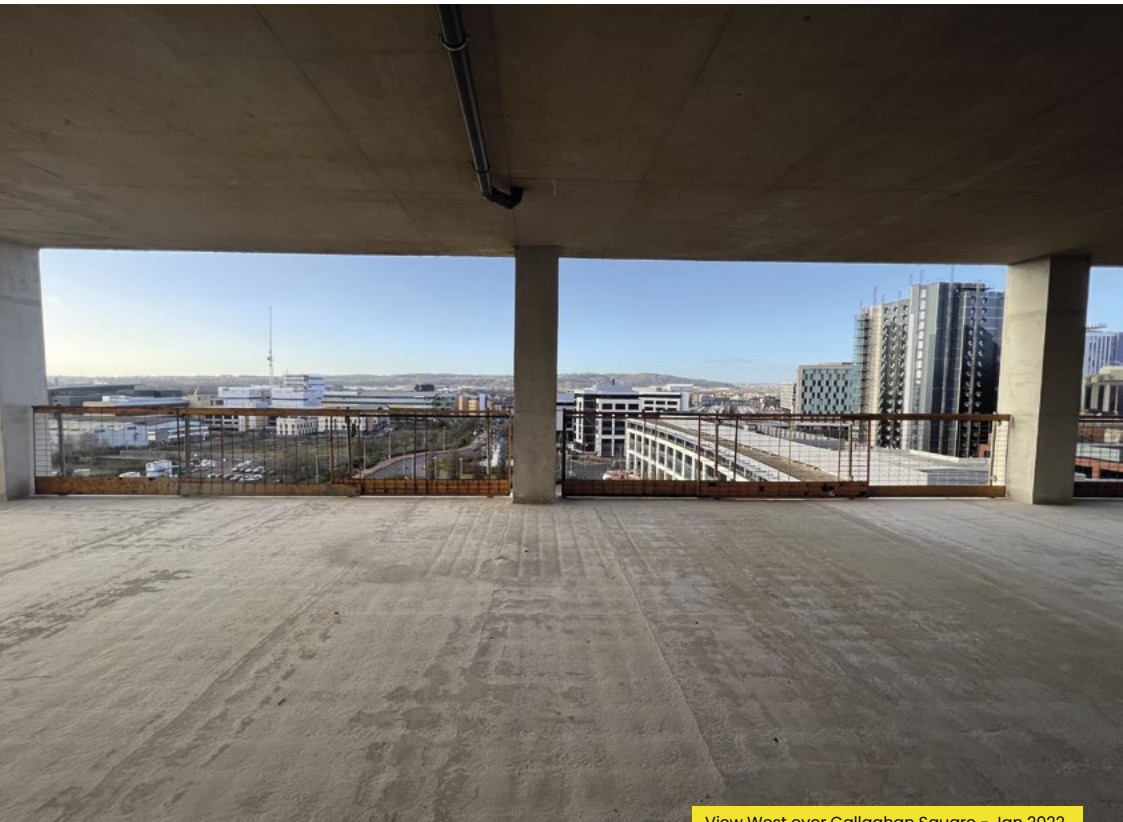
First Floor CGI

John Street, Callaghan Square, Cardiff

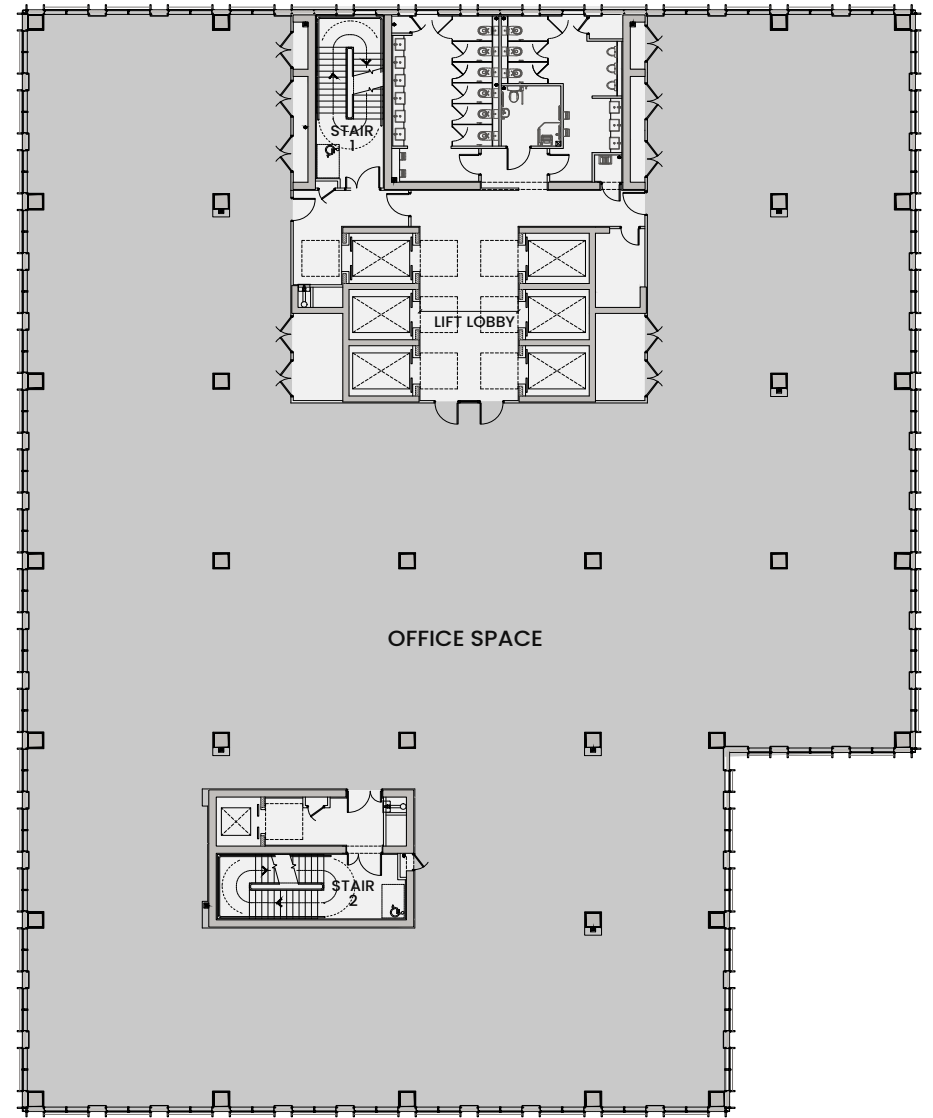
Floor plans

Typical Floor

12,915 sq ft



View West over Callaghan Square - Jan 2022



John Street, Callaghan Square, Cardiff

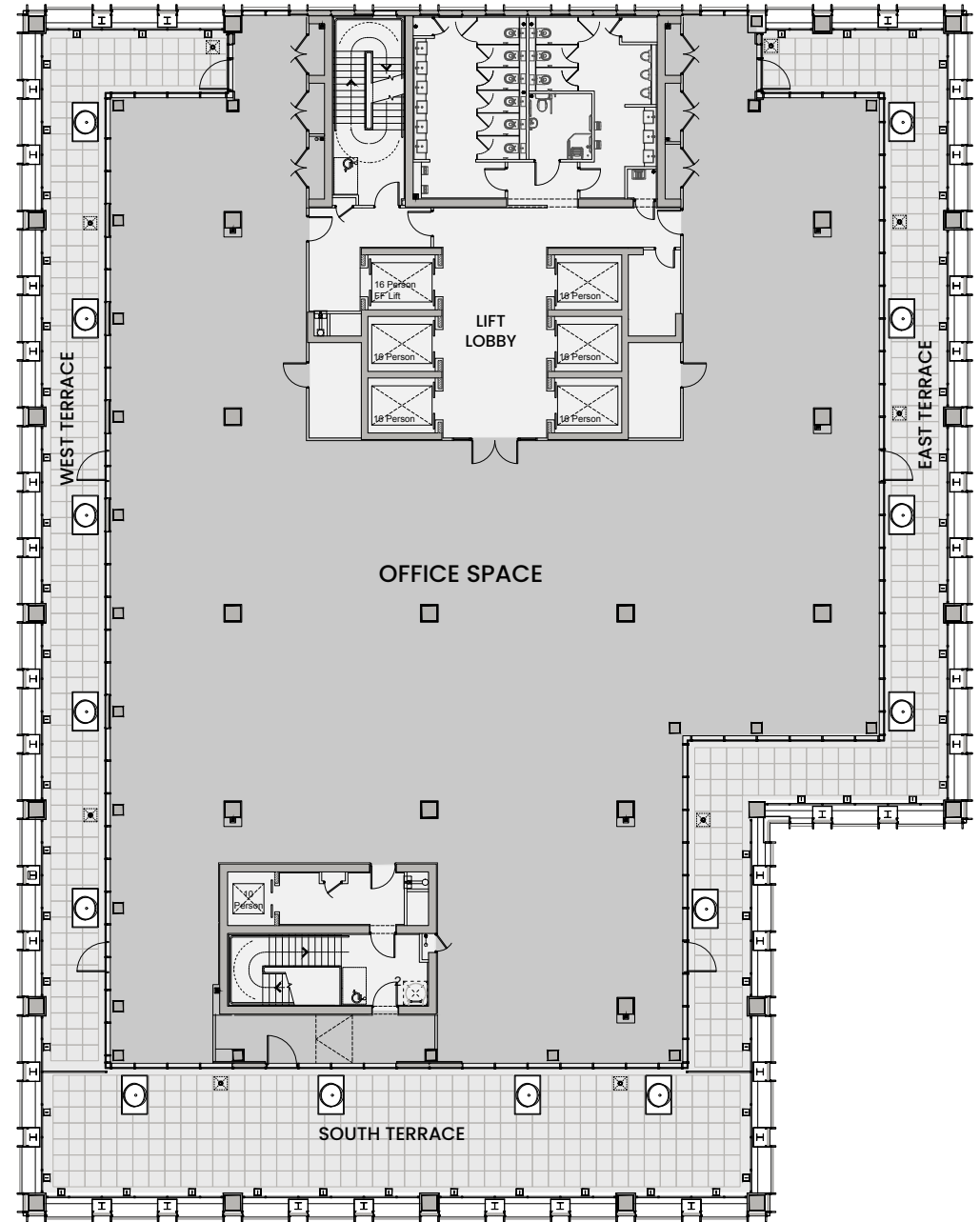
Floor plans

9th Floor

7,965 sq ft



Roof Terrace CGI



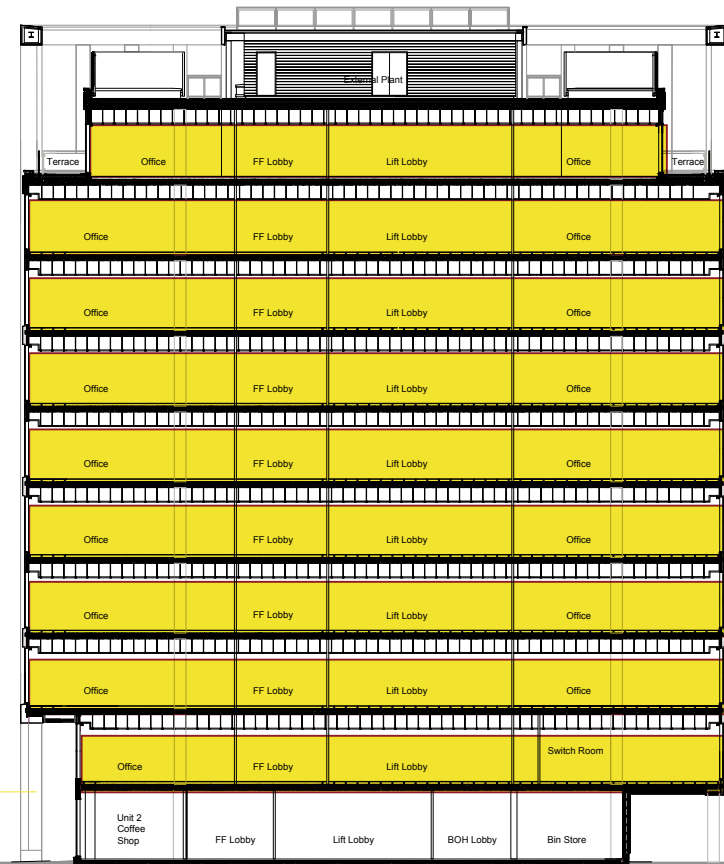


Roof Terrace CGI - View Looking South

Schedule of Accommodation

Office

Level 9	7,965 sq ft
Level 8	12,915 sq ft
Level 7	12,915 sq ft
Level 6	12,915 sq ft
Level 5	12,915 sq ft
Level 4	12,915 sq ft
Level 3	12,915 sq ft
Level 2	12,915 sq ft
Level 1	8,020 sq ft
Level 0	5,645 sq ft



36 spaces
Including 4 DDA spaces

Business Lounge	1,835 sq ft
Coffee Shop	1,500 sq ft
Reception	2,260 sq ft

Specification

John Street has been designed taking into account health and wellbeing and sustainability in the workplace, whilst capitalising on technological advancements.



VRF air conditioning



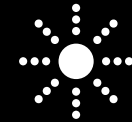
Sprinkler Protection



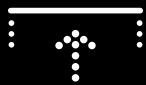
7 passenger lifts



Occupational density 1:8 sq m



LED lighting



Raised Access Floors



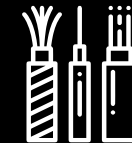
Floor boxes



Access Control



CCTV



Access to Multiple Fibre Suppliers



Wired Score Gold



WC and Shower Facilities on Every Floor



Accessible Facilities



Ground Floor Atrium Coffee Shop



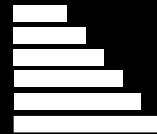
Business Lounge

John Street, Callaghan Square, Cardiff

Designed for the Environment, Built for You



Breem Excellent



EPC A



PV panels



No gas



Access to District Heating System



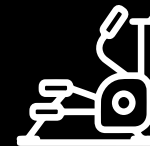
WELL Silver Certification



Rooftop Terrace



Secure Cycle Storage



PT Suite



Showers, Changing Areas and Drying Facilities

Built Today, Fit for Tomorrow

View from Cardiff Bay Jan 2022



View over Cardiff Bay - Jan 2022



John Street Arches CGI

A wealth of experience

At JR Smart we pride ourselves on high quality developments built to a quality specification.



JR Smart are independent property development specialists with **over 40 years experience** of the development process, working closely with a wide range of organisations both in the **Public and the Private sectors**. During this time the Company has developed in excess of **3 million sq ft** of commercial property throughout South Wales.

Working in Cardiff is very important to us - it's an ever growing city and has seen great developments in recent years. JR Smart is constantly on the lookout for new development opportunities to improve the vibrant City Centre of Cardiff.

Who we've worked with

At JR Smart we pride ourselves on working some of the largest brands in Cardiff.



Commercial property specialists

Creating Spaces Across South Wales

Over 3 million sq ft of space
developed throughout South Wales.

Award Winning Quality

JR Smart is a multi award winning company.

Independent Business

JR Smart is an independent business with over
40 years experience.

Experienced Developers

Vast experience of the whole development
process in both public and private sectors.

Mixed Uses

A large portfolio of Office, Retail, Residential and
Commercial developments.

Cardiff Central

Proven track record of delivering Grade A office
buildings in Cardiff city centre.

Capital Quarter Cardiff

Over 400,000 sq ft of Grade A offices
built and occupied.



John Street

CALLAGHAN SQUARE



For further information or to arrange
an inspection please contact:

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March 2022

Another development by JR Smart



John Street

CALLAGHAN SQUARE