

**ONE DESTINATION**  
**ONE SPACE**

**ONE**  
**CALLAGHAN**  
**SQUARE**

Sustainable workspace in the city.



# PRIME, SUSTAINABLE, EXCEPTIONAL.



ONE CALLAGHAN SQUARE



One Callaghan Square has been comprehensively refurbished to provide state-of-the-art, superb workspace for progressive companies looking to make their mark in the capital.





# LOCAL ICON.

one

ONE CALLAGHAN SQUARE



ONE BUILDING

BUILDING. ON

ONE BUILDING

BUILDING. ON

# BEST IN CLASS.



Located at the heart of Cardiff's Central Business District, the refurbishment of One Callaghan Square has created inspiring workspace over five floors in one of the city's most sought-after office buildings.

#### First Impressions

Taking up a prominent position overlooking Callaghan Square, the 94,000 square foot fully refurbished five-storey building has created a bold impression.

#### Arrival Experience

The dedicated concierge team will welcome you into the superb double-height reception. There's a mix of lounge areas, meeting booths and a coffee bar where you can meet, work and relax.

#### End-of-Trip

Generous secure cycle storage, showers and changing rooms are accessible at ground level, with additional showers on every floor.

#### Work Well

This Grade A workspace focuses on health, well-being and performance. You'll experience enhanced air quality, spaciousness and comfort with full-height windows providing abundant natural light.





CGI is indicative only - 2nd floor looking West



ONE BUILDING



ONE CALLAGHAN SQUARE



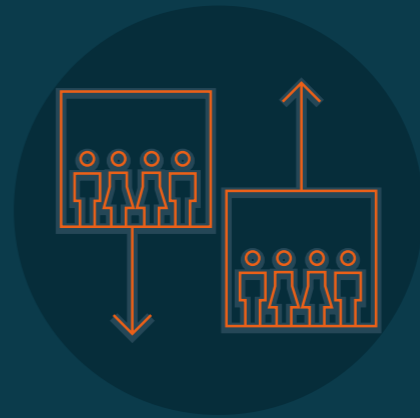
# EVERYTHING YOU NEED.



Extended feature double height reception



Secure dedicated car parking with 5 EV charging points



4 new passenger lifts



New WC's, showers and changing facilities



New VRF air conditioning throughout



LED lighting with efficient sensors



Metal suspended ceilings or exposed soffit option



Fully accessible raised floor



WELL Silver



Minimum EPC 'B' rating



All electric (no gas)



Secure cycle storage













CGI is indicative only - West wing

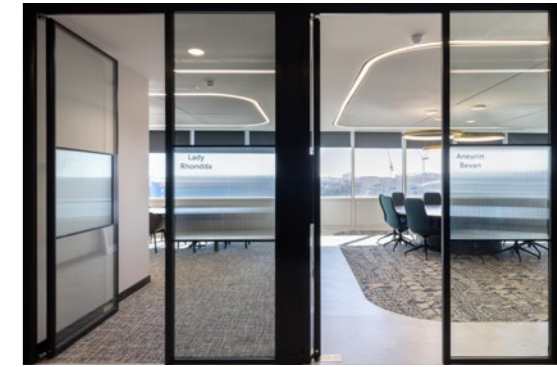
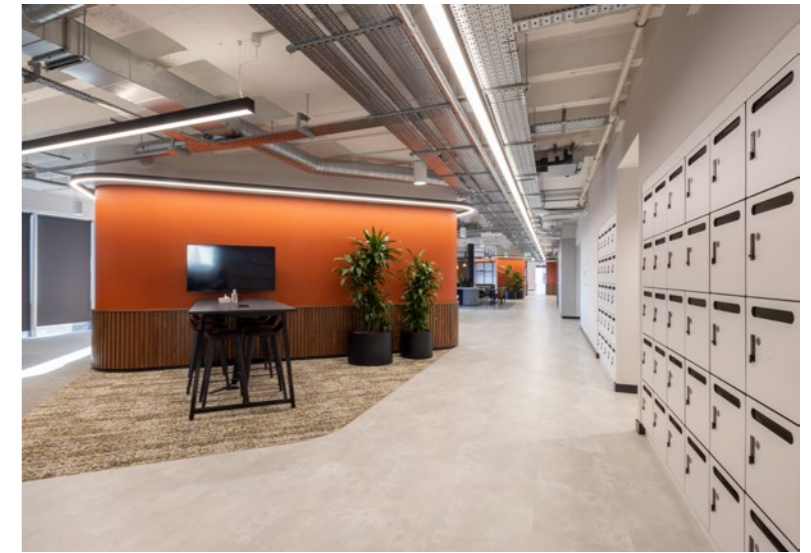


Ground Floor West	6,415 SQ FT	596.0 SQ M
Ground Floor East	7,545 SQ FT	701.0 SQ M
1st Floor West	7,781 SQ FT	722.9 SQ M
1st Floor East	7,896 SQ FT	733.6 SQ M
2nd Floor	21,093 SQ FT	1,959.6 SQ M
3rd Floor	LET – Eversheds Sutherland	
4th Floor		

**TOTAL 50,730 SQ FT 4,713.1 SQ M**

The areas set out above are the approximate Net Internal Areas calculated in accordance with the RICS Code of Measuring Practice

# SPACE TO THRIVE.



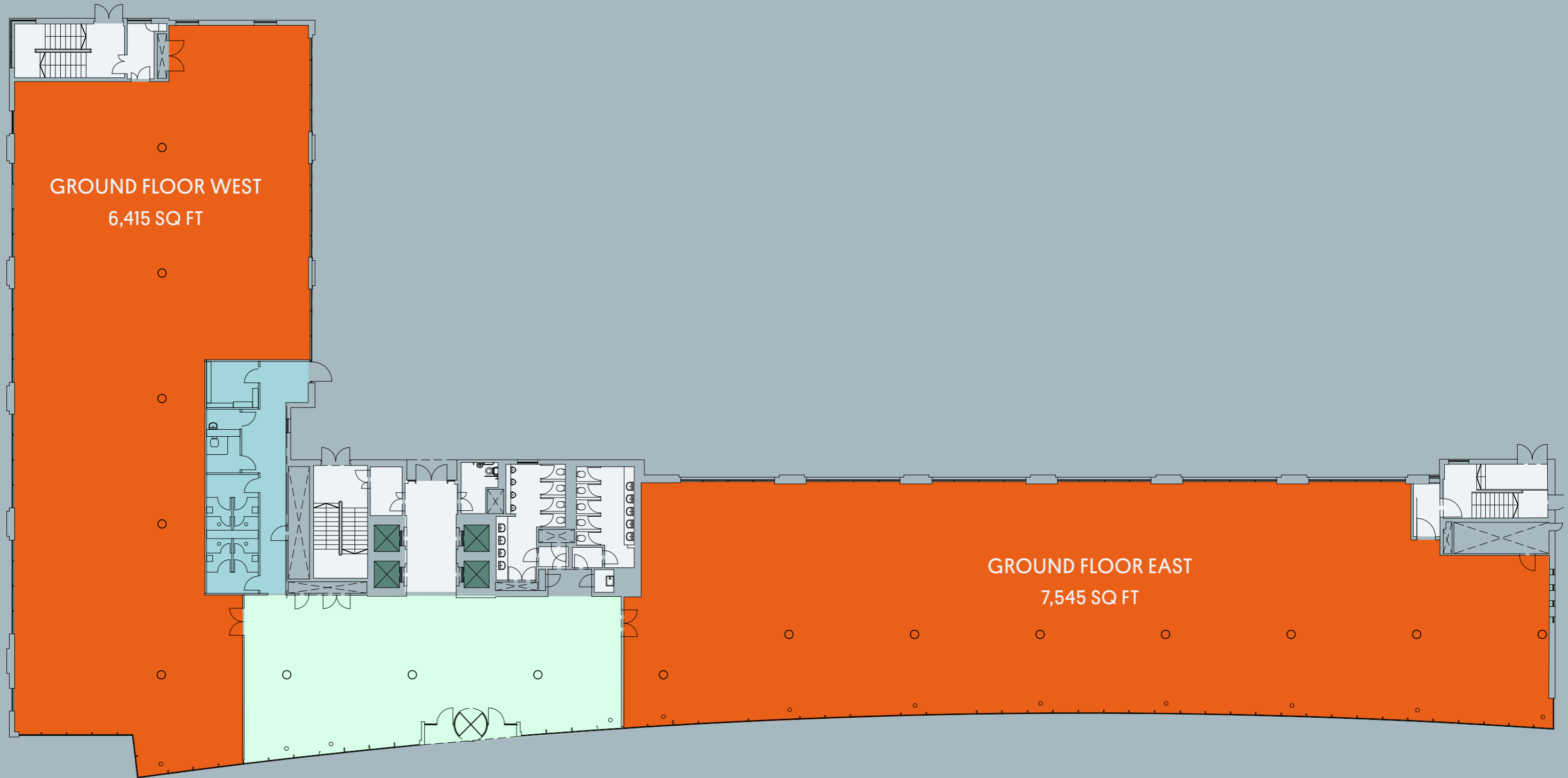




# Ground Floor

**KEY**

- OFFICE
- CORE
- LIFTS
- RECEPTION
- SHOWERS & CHANGING BLOCK



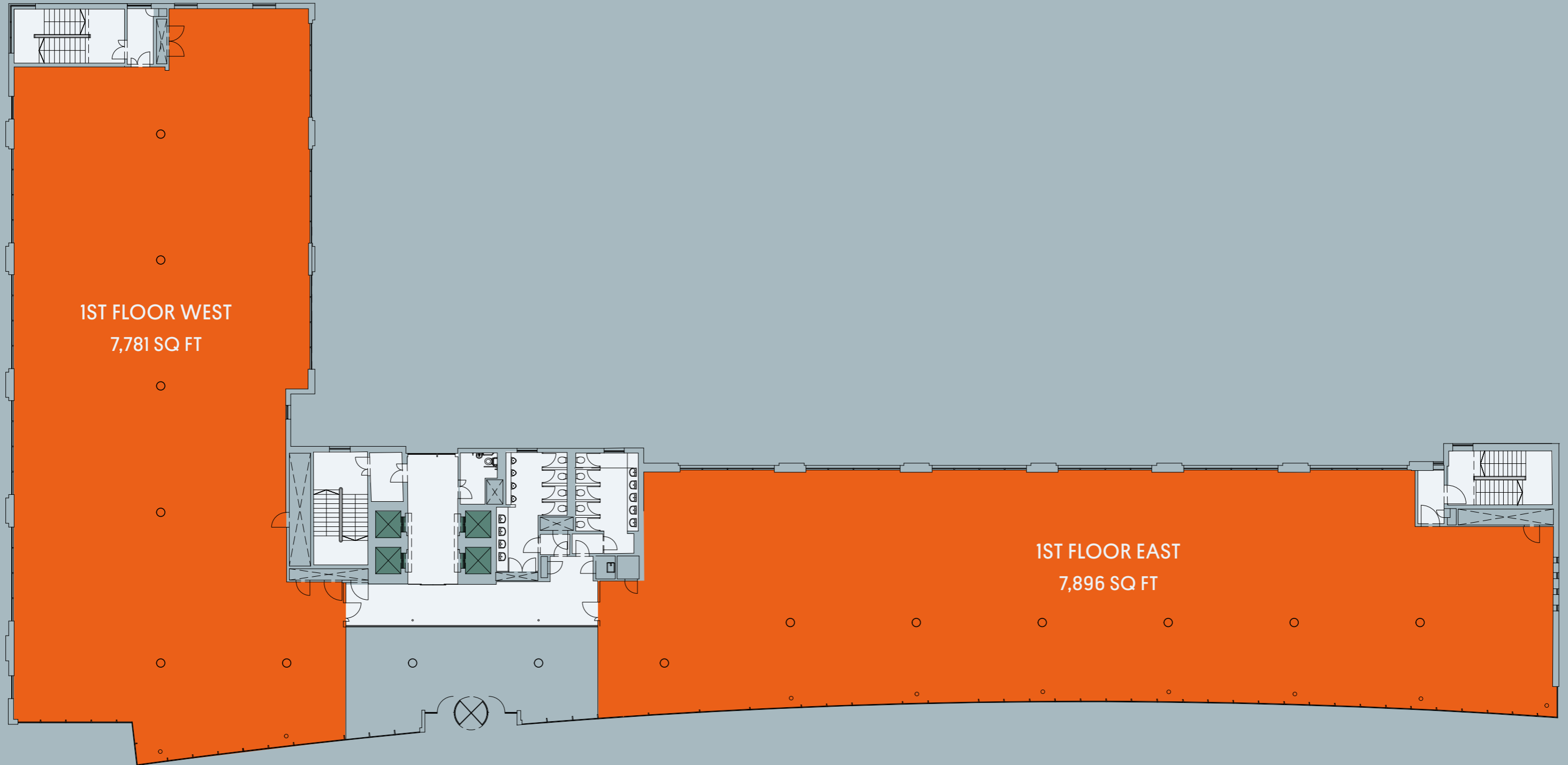


# 1st Floor



**KEY**

- OFFICE
- CORE
- LIFTS



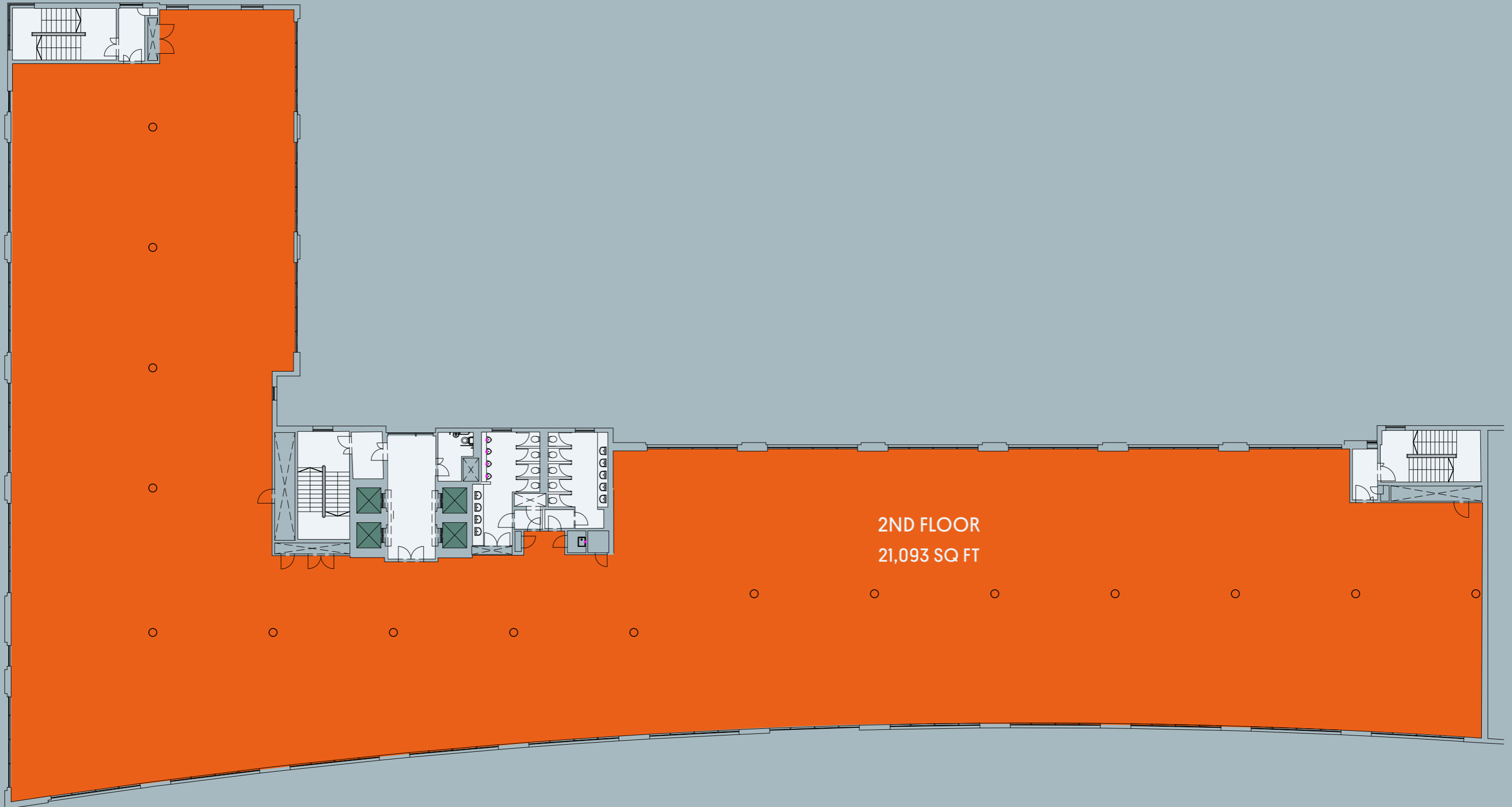




# 2nd Floor

**KEY**

- OFFICE
- CORE
- LIFTS



2ND FLOOR  
21,093 SQ FT



ONE LOCATION

LOCATION. ONE

ONE LOCATION

LOCATION. ONE



ONE LOCATION

Principality Stadium

Bute Park

Cardiff Castle

Cardiff Central Station

5 mins walk

John Lewis

St Mary Street

Main Entrance



Dedicated car parking with 5 EV charging points



Secure cycle storage



ONE LOCATION



# PRIME POSITION!



You're just minutes from the best the city has to offer.

There's an exciting and eclectic mix of independent coffee houses and traditional pubs alongside late-night cocktail bars, food markets and some of the best new restaurants in the country. If that's not enough, St David's retail destination has even more restaurants and cafés to explore and over 150 shops.

It's easy to find art and culture in the city with incredible music venues alongside galleries and museums. And there's no shortage of green spaces to stretch your legs or gyms to move your body.



## ONE LOCATION

### EAT & DRINK

1. The Ivy
2. The Botanist
3. Tonight Josephine
4. Pasture
5. Asador 44
6. The Potted Pig
7. Viva Brazil
8. Bar 44
9. The Dead Canary

### CAFFEINE FIX

1. Coffi Clwb
2. Uncommon Ground
3. Corner Coffee
4. Little Man Coffee
5. Waterloo Tea
6. The Plan
7. Kin & Ilk Coffee Shop
- 1 Capital Quarter

### WORK IT OUT

1. PureGym
2. The Gym Group
3. JD Gyms
4. F45 Training

### HOTELS

1. Marriott
2. Radisson Blu
3. Clayton
4. The Parkgate

### ART, SPORT & CULTURE

1. Principality Stadium
2. Motorpoint Arena
3. St David's Hall
4. Clwb Ifor Bach
5. Cardiff Castle
7. Museum of Cardiff
8. Cineworld Cinema

### HIT THE SHOPS

1. St David's
2. Royal Arcade
3. Castle Arcade
4. Duke Street Arcade

### YOUR NEIGHBOURS

1. Deloitte
2. Centrica
3. Zurich
4. Eversheds Sutherland
5. Lloyds Bank
6. Mott MacDonald
7. Sky
8. BT
9. Ty Admiral
10. BBC
11. Roku



**B** New Bus Interchange

**M** Metro Station proposed





ONE LOCATION



# EVERYTHING'S CONNECTED.



ONE CALLAGHAN SQUARE

**3 MIN**

CARDIFF CENTRAL STATION

**8 MIN**

PRINCIPALITY STADIUM

**10 MIN**

CARDIFF QUEEN STREET STATION

**14 MIN**

M4 JUNCTION 33

**27 MIN**

CARDIFF AIRPORT

**33 MIN**

NEWPORT

**50 MIN**

BRISTOL

**51 MIN**

SWANSEA

**1 HOUR  
51 MINS**

LONDON PADDINGTON

A short walk takes you to Cardiff Central Station with frequent rail services to London Paddington and the rest of the UK.

There's also a Bus Interchange coming soon, making sustainable travel choices within the city and across the region even easier.

For drivers, the M4 is a few miles away with easy access to Swansea in the west or Bristol, Reading and London in the east, as well as easy access in and out of the city centre.







## Lease

The refurbished space is available as a whole or individual floors or suites on new effective FRI leases with a building service charge.

## Rent

On application.

## VAT

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

## Business Rates

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

## EPC

Minimum EPC 'B' rating. Energy Performance Certificates will be produced on completion of the refurbishment works.

Please contact sole agents Knight Frank for further details and to arrange an inspection.



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