

**TO LET.**

**Knight  
Frank**



**Prime Office. 5,000 – 22,966 sq ft  
(464.5 – 2,133.6 sqm).**

**3 Capital Quarter, Cardiff, CF10 4BZ.**

## Location.

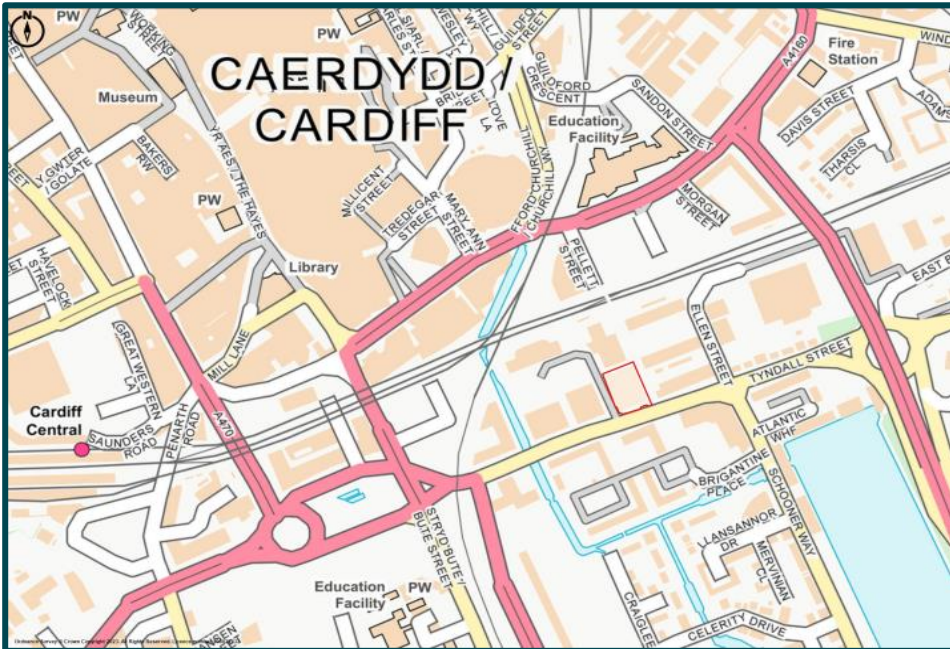
Forming part of the wider Capital Quarter development, 3 Capital Quarter is in close proximity to both St Mary Street and Queen Street, which provide a range of amenities to cater to the needs of professionals. This includes fine dining restaurants, bars and St David's shopping centre.

The property is also strategically located near the major road arteries in Cardiff and is easily accessible via the M4 motorway, providing excellent connectivity to major cities including Bristol and London, making it a prime location for businesses with regional or national operations.

## Accommodation.

Approx. IPMS3	Sq Ft	Sq M
1 <sup>st</sup> Floor	5,000 - 11,064	464.5 - 1,027.9

The 2nd floor is also available via separate agreement.



## Description.

Comprising a 7 storey multi-let office property, 3 Capital Quarter offers well specified and modern office accommodation that is located at the heart of the Welsh capital. This prime business location boasts a vibrant and dynamic environment, making it an ideal destination for businesses seeking a contemporary and thriving workspace.

Internally the accommodation benefits from male, female and disabled WCs, passenger lift facilities, car and bicycle parking, shower and changing facilities, 24 hour access and security and a commissionaire service.

The specification within the suite, which can be sub-divided from 5,000 sq ft, includes raised access flooring, suspended ceilings with recessed LED lighting, air conditioning, carpets, and double glazed windows.





## **Rental Terms.**

The property is available via assignment or sub lease on Effective Full Repairing and Insuring terms.

## **Rent.**

£22.50 per sq ft (excluding VAT).

## **EPC.**

Energy Performance Certificate Asset Rating 'A' (21).

A copy of the certificate is available upon request.

## **Rateable Value.**

The sub-tenant is responsible for the payment of the business rates.

## **VAT.**

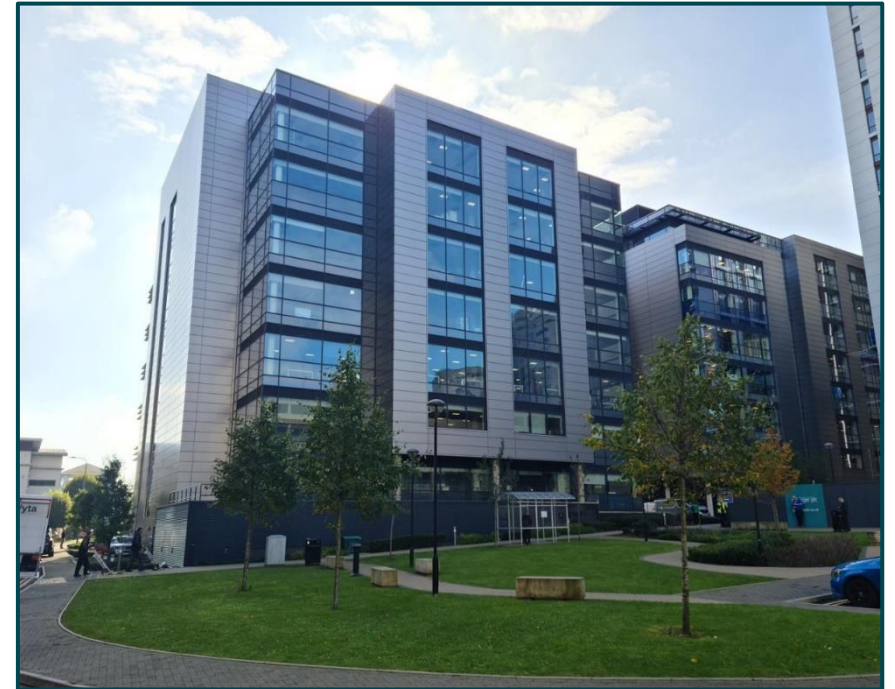
The property is elected for VAT that will be applicable to the rent and service charge at the standard rate.

## **Car Parking.**

There are 6 car parking spaces allocated to the 1<sup>st</sup> floor – 2 spaces in the undercroft and 4 in MSCP. Further details regarding the 2<sup>nd</sup> floor car parking are available on request.

## **Service Charge.**

A service charge is payable to cover the maintenance and upkeep of the building fabric and common areas.



# Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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## NOVEMBER 2023 - SUBJECT TO CONTRACT

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Particulars dated November 2023. Photographs dated October 2023

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