

# 3 ASSEMBLY SQUARE

Contemporary offices to let



### Highlights

High specification building with full height glazed atrium

Spectacular views over Roath Basin and Cardiff Bay

Suites from 4,405 to 9,154 sq ft

Breem 'Excellent'

Generous onsite parking



### Specification

Chilled beam air conditioning

Raised access floor with busbar system

Services available for kitchen fit out

Concierge reception

Shower facilities, cycle parking and drying room

24 hour security and access

Disabled access and facilities

### Parking

Secure private parking in the basement car park at a ratio of 1 space per 720 sq ft occupied. Additional spaces are available at concessionary rates for occupiers in the 1,238 space Pier-head Street multi storey car park opposite.

### Lease terms

The offices are available on effective full repairing and insuring leases via a service charge.

### Occupational costs

Rent £23.50 per sq ft per annum

Rates £8.50 per sq ft per annum

Service Charge £8.40 per sq ft per annum

Insurance £0.15 per sq ft per annum

### Connectivity

<b>Carriers</b>	BT Openreach, Virgin Media
<b>Services</b>	BT Openreach - Copper & Fibre
<b>Mobile Services</b>	Three, Vodafone, 02, EE - 3G, 4G, 5G

EPC rating **C61**



# Amenities on your doorstep



## Mermaid Quay

On the doorstep of the Parmer Cardiff Campus is the stunning waterfront location of Mermaid Quay. It's the perfect place to take a break from the office and experience all it has to offer.

With 30+ restaurants, bars, café and a cinema, Mermaid Quay it's the ideal accompaniment for occupiers of Parmer Cardiff.





# ATLANTIC WHARF

# PARMER CARDIFF

# MERMAID QUAY





SAT NAV **CF10 4PL**

**3 ASSEMBLY SQUARE**  
Cardiff, CF10 4PL

- 1 1 CASPIAN POINT**
- 2 2 CASPIAN POINT**
- 3 PIERHEAD STREET CAR PARK**
- 4 REGUS**
- 5 ARUP**
- 6 SCOTT HARBOUR**
  - ALEXANDRA HOUSE
  - DISCOVERY HOUSE
  - EMPEROR HOUSE
  - ROSS HOUSE
  - TERRA NOVA HOUSE
- 7 3 ASSEMBLY SQUARE**

#### Rail links

Cardiff Bay is served by regular services from Queen Street Station linking to the Valley Line services and to Cardiff Central for Main line services to Swansea, Bristol and London.

#### Bus links

The BayCar (No6) offers regular services from the estate linking to all parts of the city centre loop, and both railway stations.

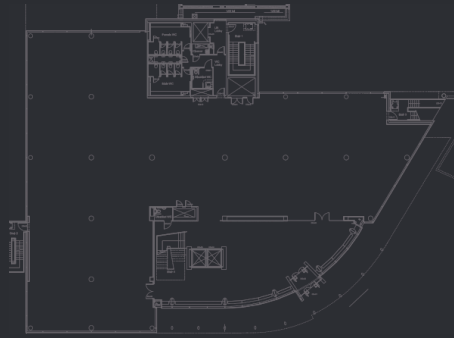
#### Driving

The estate is conveniently located for access to the M4 motorway at Jct 33 (via A4232 – 11 miles) and Jct 29 (via A48 – 13 miles).

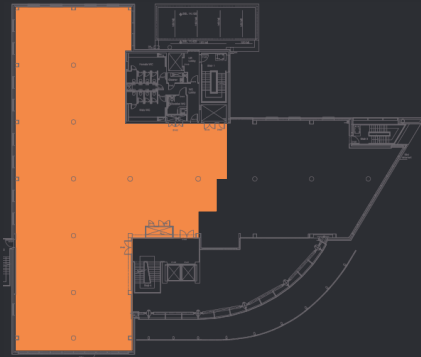
#### Public parking

The Pierhead Street Car Park provides 1,238 spaces and £6 per day concessionary rates are available to estate occupiers and their visitors.

**Ground Floor**

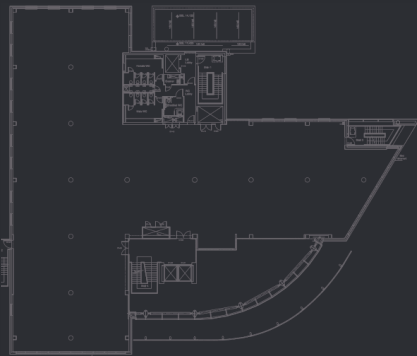


**First Floor**

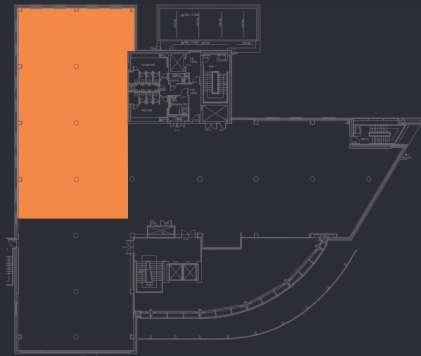


Available  
9,154 sq ft

**Second Floor**

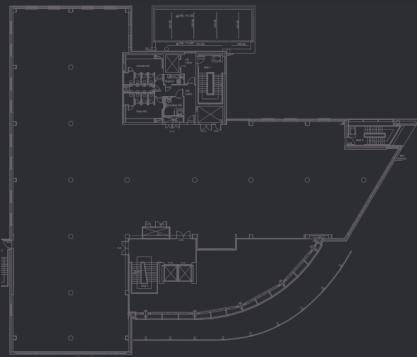


**Third Floor**

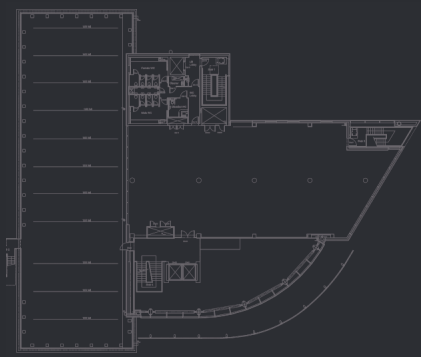


Available  
4,405 sq ft

**Fourth Floor**



**Fifth Floor**



For further details and to arrange a viewing, please contact:

**Mark Sutton**

mark.sutton@knightfrank.com 07919 395 593

**Tom Eddolls**

tom.eddolls@knightfrank.com 07976 730 173

**Ben Bolton**

ben.bolton@coark.com 07899 923 978

**Mark Siddons**

mark.siddons@coark.com 07747 024 130



# PARMER CARDIFF

## WATERSIDE

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