



CAPITAL TOWER

CARDIFF

NEWLY REFURBISHED | CONTEMPORARY OFFICES | UNRIVALLED VIEWS

CAPITAL TOWER

A CARDIFF ICON ... TRANSFORMED





THE NEW FACE OF CAPITAL TOWER

Capital Tower has undergone a multi million pound refurbishment and now provides a high quality reception and contemporary office space available on flexible or conventional lease terms with spectacular views across Cardiff.



NEW HEATING AND COOLING
(REFURBISHED FLOORS)



24-HOUR MANNED SECURITY



REFURBISHED LOBBIES



5 NEW HIGH SPEED 18 PERSON LIFTS



MEETING ROOMS FOR HIRE



CONCIERGE/RECEPTION



EXCELLENT ON-SITE PARKING AVAILABLE



ON-SITE COFFEE SHOP



BUSINESS CENTRE



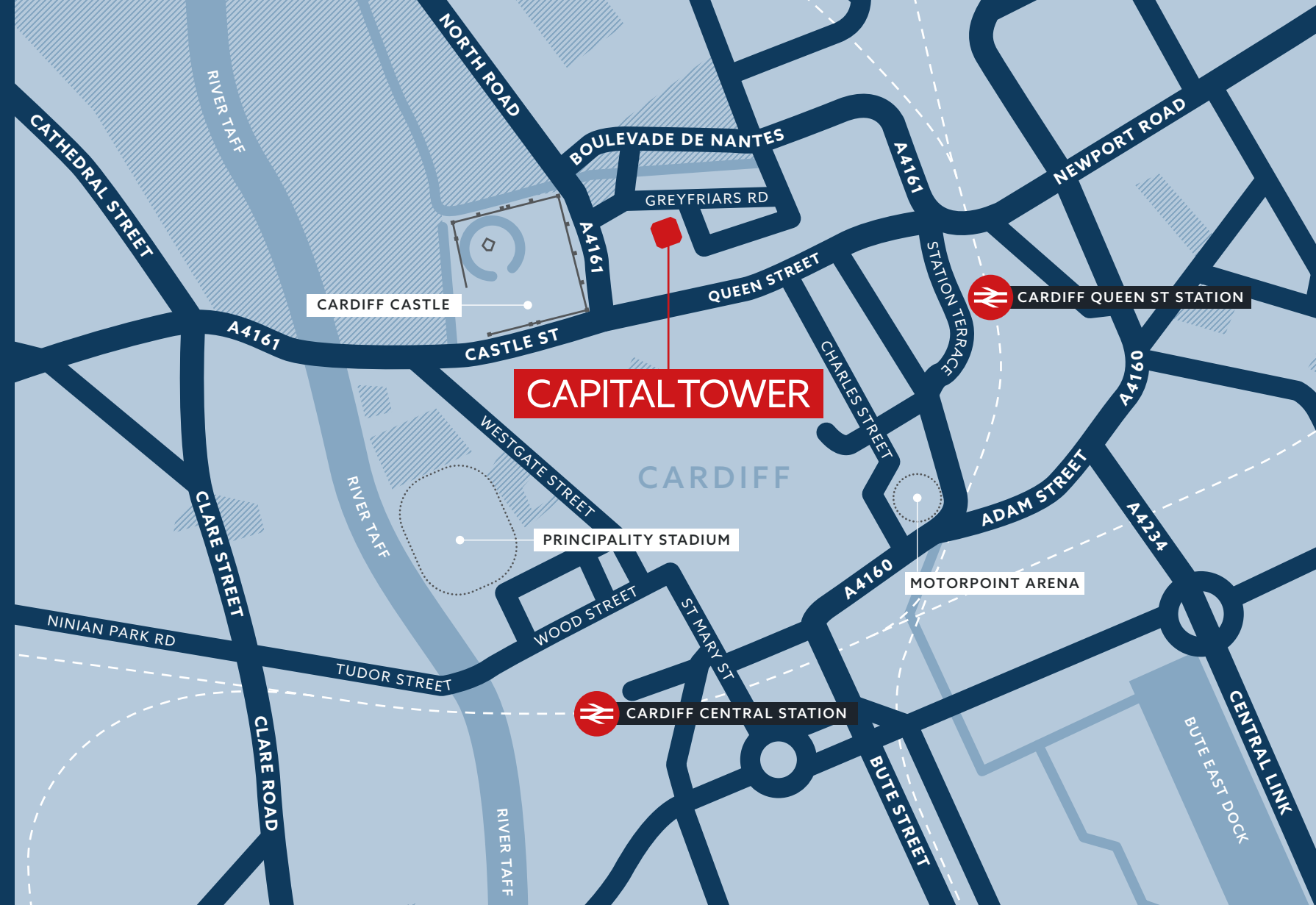
FLEXIBLE LEASES TO SUIT

AT THE HEART OF CARDIFF

Situated in the heart of the city centre, Capital Tower is within easy reach of all of the city centre's retail and leisure amenities, with St David's Shopping Centre and bustling Victorian arcades close by.

The Hilton and Park Plaza Hotels, a variety of restaurants, bars, coffee shops, the New Theatre and the Principality Stadium are all nearby.

Forming part of the office core, the building is less than 10 minutes walk from Cardiff Central Station, 5 minutes from Queen Street Railway Station and Greyfriars Road is a key stop on the city centre bus network.



CARDIFF FACTS

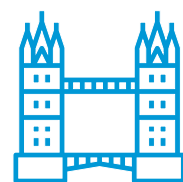


THREE UNIVERSITIES based in Cardiff



CARDIFF IS ONE OF THE MOST CONNECTED UK CITIES 98.43% of homes and businesses have access to superfast broadband

SOURCE: THINK BROADBAND



Cardiff is the **CLOSEST CAPITAL CITY TO LONDON**



57% OF THE WORKFORCE IN CARDIFF is qualified to degree level (NVQ4+)



1.6M PEOPLE within a 45 minute commute of Cardiff



Cardiff to London in **105 MINUTES**
SOURCE: GWR



THE SPECIFICATION INCLUDES

NEW COMFORT COOLING



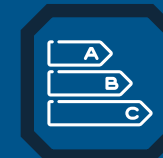
SEPARATE MALE AND FEMALE WC'S

LED LIGHTING



SUSPENDED CEILINGS (IN PART)

EXPOSED SOFFITS (IN PART)



EPC - RATING OF D98

REFURBISHED LOBBIES

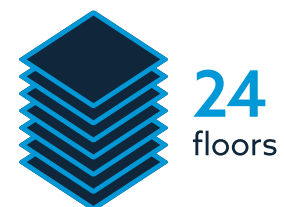


DATA READY

OFFICE SPACE REDEFINED

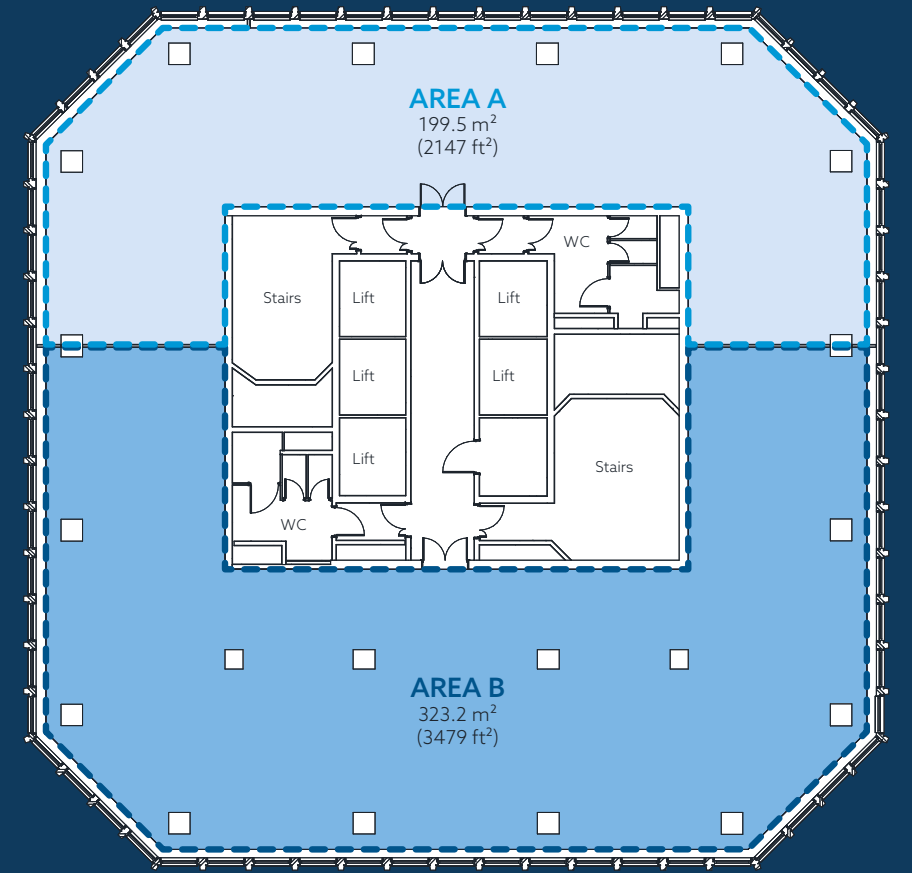
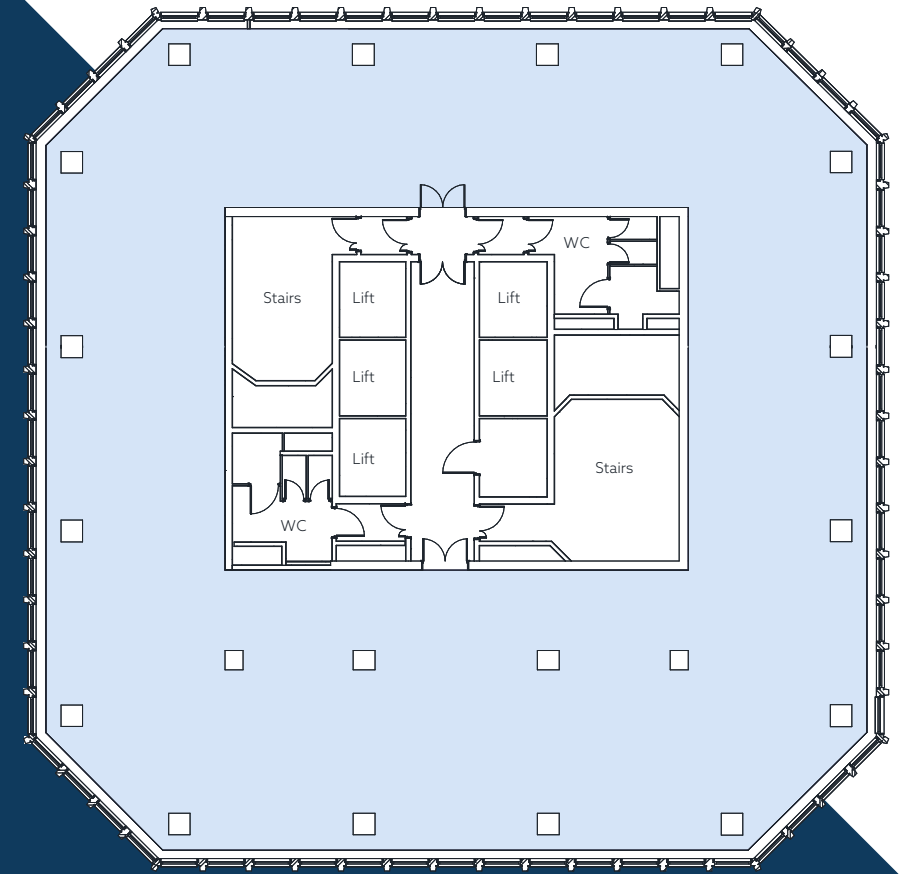
The multi million pound refurbishment has transformed the offices, providing contemporary spaces fit for the modern business occupier.

Floors of 5,500 sq ft can provide suites from 2,000 sq ft upwards and with a Business Centre capable of instant agreements, Capital Tower has the right environment and the flexibility to allow your business to grow.





TYPICAL FLOOR PLAN



TYPICAL SUBDIVISION

Net internal floor areas are subject to measurement in accordance with RICS Code of Measuring Practice 6th Edition

TERMS

The offices are available on new effective FRI leases via a building service charge for a term to be agreed. Further details on application to the joint agents. All-inclusive license agreements are also available via the business centre.

EXCELLENT ON-SITE PARKING AVAILABLE

Secure on site car parking is provided within the building based on 1:1,000 sq ft. There are several public car parks within close proximity providing additional parking options for occupiers.





CARDIFF KEY

- | | |
|----------------------------------|----------------------------------|
| 1 THE CAPITOL CENTRE | 8 ST DAVID'S HALL |
| 2 NEW THEATRE | 9 CARDIFF CENTRAL STATION |
| 3 PARK PLAZA HOTEL | 10 CARDIFF QUEEN STREET STATION |
| 4 HILTON HOTEL | 11 NATIONAL MUSEUM |
| 5 CARDIFF CASTLE | 12 CITY HALL |
| 6 QUEEN STREET SHOPPING PRECINCT | 13 CIVIC CENTRE |
| 7 ST DAVID'S SHOPPING CENTRE | 14 BUTE PARK |





THE BEST OFFICE VIEWS IN THE CITY

SOUTH VIEW



NORTH VIEW



WEST VIEW

THE SKY'S THE LIMIT

Capital Tower is Cardiff's tallest office building and dominates the city's skyline, providing impressive views across the city and beyond.

FIND YOURSELF IN GREAT COMPANY

EXISTING OCCUPIERS INCLUDE:

 The Law Society			
			

NEARBY OCCUPIERS INCLUDE:

				
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CAPITAL TOWER BUSINESS CENTRE

Smaller and shorter term office requirements can be accommodated in Capital Tower Business Centre offering serviced offices suites and shared offices ready for immediate occupation.

With a flexible offer to suit requirements from 2 to 100 people and options to expand in the future, at Capital Tower your office can grow with your business.


Simple agreements can be signed on the spot for whatever term meets your requirements, be it several months, one year or more.

CAPITAL TOWER BUSINESS CENTRE ENQUIRIES:

 **02920 100 660**


AVAILABLE IMMEDIATELY


INTERNET PACKAGES
available for all occupiers


FULLY INCLUSIVE MONTHLY CHARGE
includes furniture, telephony and high speed internet connection to every desk


SERVICED OFFICE SUITES
for 2-100 people



VIRTUAL OFFICE
packages available

OFFICES SUITES ARE FURNISHED
and technology enabled


SHARED OFFICES
offices for those who prefer a vibrant working environment


CONFERENCE FACILITIES
and meeting rooms available

FURTHER INFORMATION

To arrange your visit, or to find out more information please contact the letting agents.

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TRINOVA REAL ESTATE