

2 Callaghan Square

CARDIFF CF10 5AZ

To Let

- PRIME CITY CENTRE OFFICES
- REFURBISHED SPACE AVAILABLE
- 3,136 SQ FT TO 17,169 SQ FT
- OUTSTANDING PARKING

Callaghan Square forms an integral part of Cardiff's **Central Business District**

Callaghan Square is widely regarded as a prime office address in Cardiff and is located in the heart of the city centre, adjacent to Central Station transport hub and within easy walking distance of St David's Shopping Centre, Principality Stadium and all of the city centre amenities.

PRIME OFFICE LOCATION CLOSE TO CITY CENTRE AMENITIES AND TRANSPORT LINKS



Exceptional
On Site
Parking



Central Station
2 mins



Nearby
Bus Links



Secure Cycle
Parking



Mill Lane
2 mins



St David's
Shopping
Centre 5 mins



The Hayes
5 mins



John Lewis
& Partners
2 mins



5 STOREY

GRADE A OFFICE BUILDING

Suites from **3,000 sq ft**
with outstanding
parking ratio

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YOU ARE IN GOOD COMPANY,
EXISTING OCCUPIERS INCLUDE:



Handelsbanken



Key:

- 1 Principality Stadium
- 2 Central Station
- 3 BBC Wales
- 4 Centrica
- 5 Clayton Hotel
- 6 Premier Inn
- 7 Cardiff Castle
- 8 Marriott Hotel
- 9 St David's Shopping Centre
- 10 John Lewis
- 11 Radisson Blu
- 12 John Street
- Parking



DESCRIPTION

2 Callaghan Square comprises a 46,247 sq ft, 5 storey, Grade A office building. The building forms an 'L' shape with a central service core containing three 13 person passenger lifts, main stair well, male, female, and accessible WC's along with showers at each level.

The floor plates benefit from good floor to ceiling height, full height glazing and excellent natural light.

A secure car parking facility at the rear of the building serves 1 and 2 Callaghan Square providing a generous parking allocation.



SPECIFICATION

The building benefits from the following:



Concierge Reception



24 Hour Access



Double Height Atrium



Secure Parking



Raised Access Floors



Shower Facilities



Air Conditioning



LED Lighting



Full Height Glazing



Metal Ceiling



ACCOMMODATION

Refurbished office accommodation is available from 3,000 sq ft (278.7 sq m) upwards.

2nd Floor

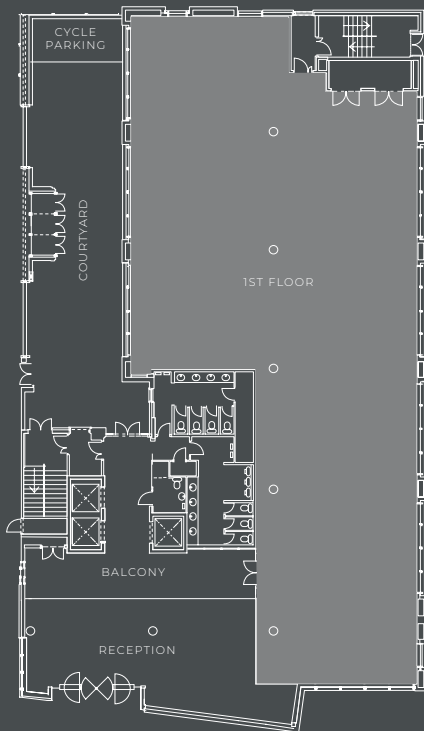
Suite 1	3,232 sq ft	300.3 sq m (under offer)
Suite 2	7,836 sq ft	728.0 sq m (available to subdivide)

1st Floor	6,101 sq ft	566.8 sq m
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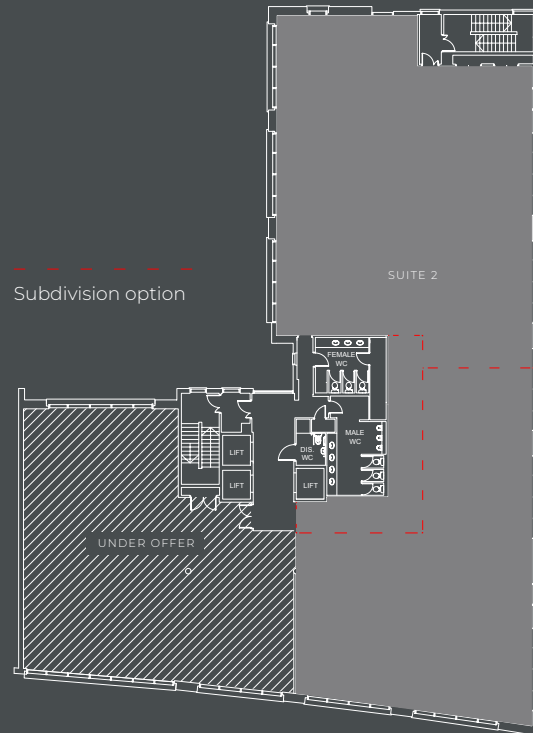
TOTAL	17,169 sq ft	1,595.0 sq m
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The above areas are approximate and the Net Internal Area is subject to confirmation in accordance with RICS Code of Measuring Practice

FIRST FLOOR PLAN



SECOND FLOOR PLAN



**CAR PARKING**

The building benefits from a secure on-site multi storey car park with designated spaces for each suite based on 1:1,000 sq ft occupied.

BUSINESS RATES

The tenant is responsible for the payment of business rates and should satisfy themselves via their own enquiries of Cardiff Council.

SERVICE CHARGE

A building and estate service charge is payable by the tenant on a pro rata basis.

EPC

An EPC will be provided on completion of the refurbishment works. Further details on request.

TERMS

Available by way of a new lease on effective full repairing and insuring terms. Further details are available on request.

VAT

The property has been elected for VAT that is payable on the rent and service charge.

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CONTACT:

For further information and to arrange an inspection contact sole agents:



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SUBJECT TO CONTRACT

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Designed and produced by **MartinHopkins**

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