



CHURCHILL HOUSE

CHURCHILL WAY CARDIFF CF10 2HH



CENTRAL | PROMINENT | REMODELLED

CENTRAL



CHURCHILL HOUSE

1 min walk



On-site basement car parking and additional secure parking adjacent



Churchill Way Bus Node on city centre loop



Capitol Centre – shops, restaurants, Cinema & Gym

2 mins walk



Queen Street Railway Station



Queen Street & St. David's shopping & eating areas



Utilita Arena – concerts & conferences

10 mins walk

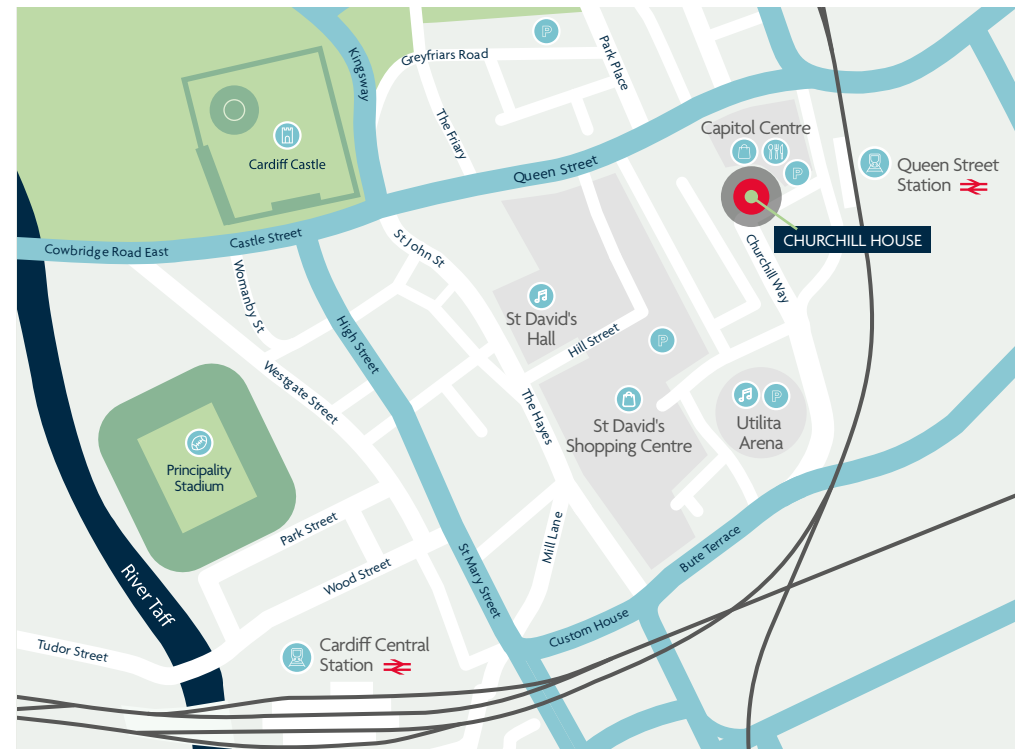


Cardiff Central Railway Station



Principality Stadium – sports, concerts & conferences

M4 – 20 mins by car





Cardiff Central

Principality Stadium

John Lewis

St Mary Street

Cardiff Castle

St David's Shopping Centre

St David's Hall

Utilita Arena Cardiff

Queen Street

CHURCHILL HOUSE

Canal Quarter

Queen Street Station

Capitol Centre

PROMINENT

Well presented, refurbished, city centre offices



Easily accessible



Extensively refurbished floors, reception & lobby areas



Building facilities



- ✓ Double height two storey atrium
- ✓ 3 x 13 person lifts
- ✓ 24 Hour access
- ✓ On-site security and management
- ✓ Manned reception
- ✓ Disabled facilities

Sustainability



- ✓ Churchill House operates using 100% renewable electricity supplied by www.ecotricity.co.uk
- ✓ The building operates a 'Nil waste to Landfill' policy
- ✓ 50 on-site cycle parking spaces and shower facilities
- ✓ EPC - Rating of C69

Car parking



- ✓ Secure on-site parking (from 1:1,000 sq ft)



Churchill Way



Main Reception



Canal Quarter

REMODELLED

Fully refurbished office space,
contiguous floors available



East Wing from 2,700 sq ft
West Wing 6,100 sq ft

Well presented, sensibly
priced, flexi-terms available



Specification

- ✓ Suspended ceilings
- ✓ Perimeter trunking
- ✓ Carpeted floors
- ✓ Comfort cooling and heating
- ✓ Gas central heating (in part)
- ✓ Male, Female and accessible WCs
- ✓ Shower and cycle facilities

Connectivity

Churchill House benefits from pre-installed broadband infrastructure, providing dedicated internet access and managed network services tailored to suit occupier requirements and timescales.



Current Availability

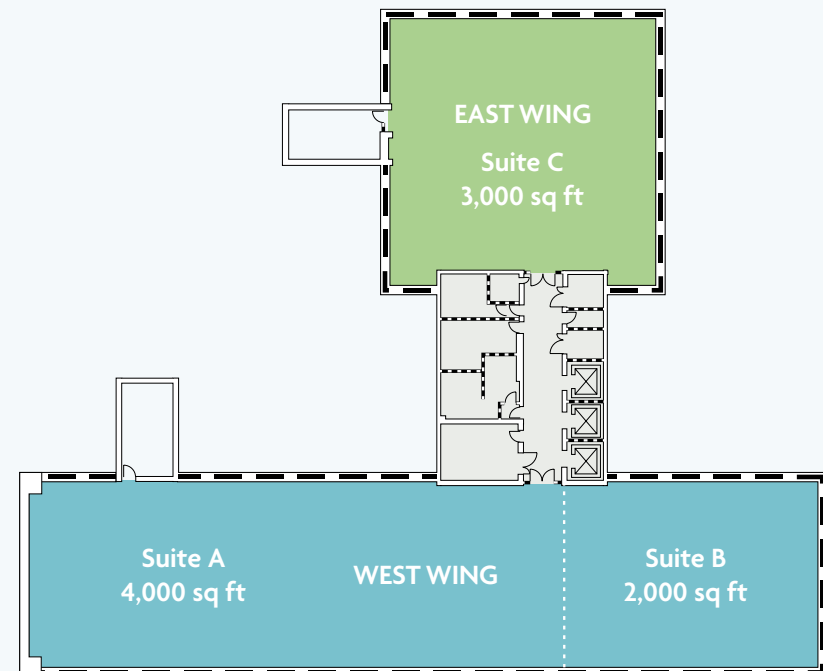
Please contact the agents for current availability.

SUITES FROM 2,047 TO 6,100 SQ FT AVAILABLE

Typical Floor Plan

Net internal floor areas quoted are approximate only and subject to measurement in accordance with RICS Code of Measuring Practice 6th Edition.

Plans are not to scale and for discussion purposes only.



VIEWING

For an appointment to view or any further queries, please contact the joint agents:-



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