



CQ

NUMBER **FOUR**

To Let

**New City Centre offices
6,315 sq ft (586.7 sq m)**

A brand new working environment

With exceptional amenities and the excellent City Centre leisure and retail offer nearby, this is one of the most desirable business addresses in Cardiff - in the heart of Cardiff City Centre's Enterprise Zone and within a few minutes' walk of Cardiff's two railway stations. The building provides 90,000 sq ft of superior office space, incorporating a central atrium and high quality, dual access reception and it incorporates the specification to suit the current and future needs of office occupiers.

Number Four Capital Quarter is the newest office space available in the city and the latest addition to the 400,000 sq ft of office space at Capital Quarter that is already home to major occupiers including Geldards, Development Bank of Wales, Alert Logic, Public Health Wales, Admiral Insurance, and Which? Publishing.





Main Reception



5th Floor Suite

Perfectly placed

Capital Quarter is located in the Cardiff Central Enterprise Zone and within easy reach of all that a Capital city has to offer, Number 4 is perfectly placed for business.

Location



Central Rail Station

Eversheds Sutherland

John Street

John Lewis

Zenith Students



Admiral

Ibis Hotel

Development Bank of Wales

Public Health Wales

Novotel Hotel & Gym

Capital Law

500 Space Car Park

Capital Quarter occupiers include:



Superbly connected

By Road



Swansea	45 miles
Newport	15 miles
Bristol	44 miles
Birmingham	116 miles
London	151 miles



By Rail



Swansea	104 mins
Newport	29 mins
Bristol	60 mins
Birmingham	130 mins
London*	124 mins

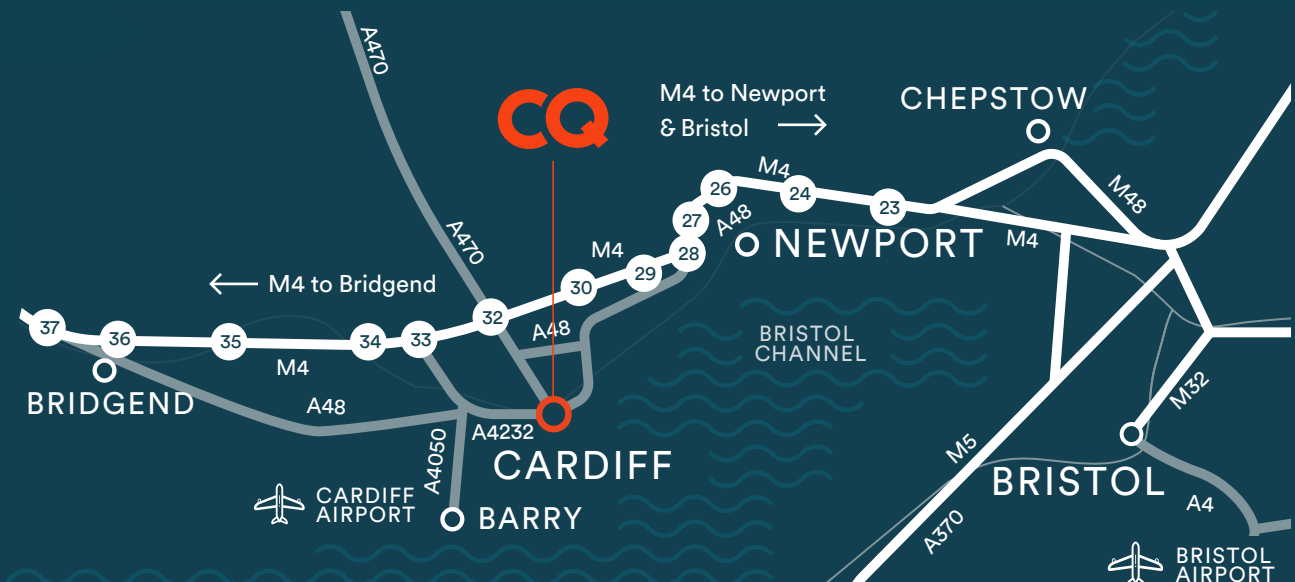


*Journey times to London will compress by circa 20 minutes following electrification.

By Foot



Central Station	8 mins
St David's Shopping Centre	6 mins
Queen Street Station	9 mins



In great company

The part 5th floor is the only space remaining, the other floors being occupied by Sky, Geldards Law Firm and Optimum Credit.

The ground floor provides reception, secure cycle storage, male and female changing and shower facilities along with the retail units providing an on site food and drink offer.

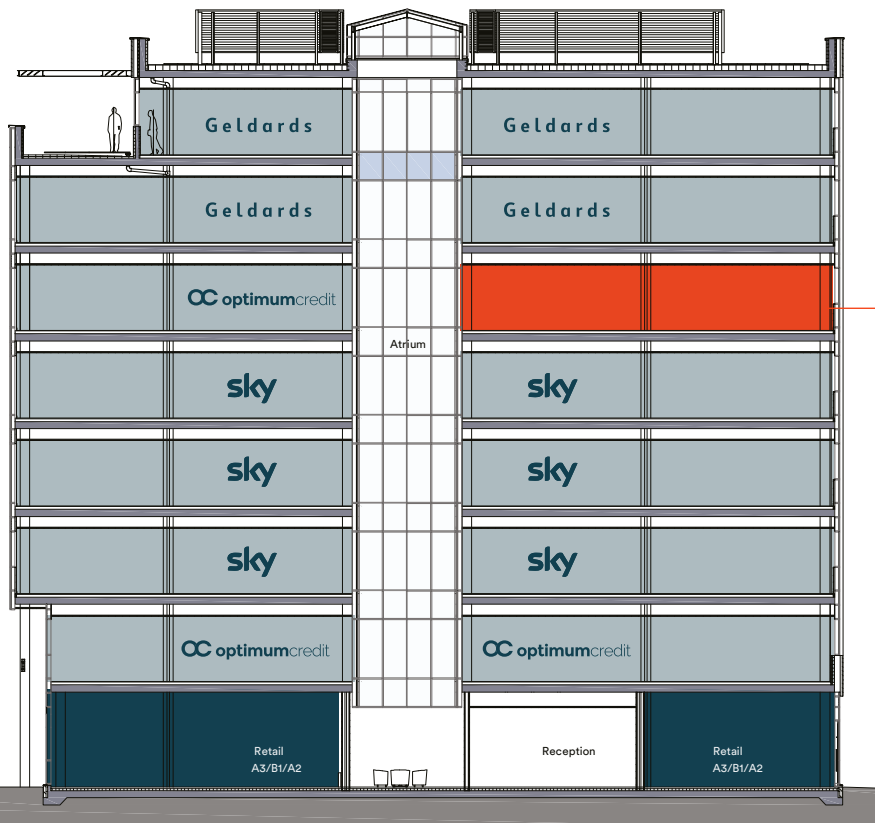
Occupiers have 24 hour access, 365 days a year. The reception is manned weekdays 7.00 - 19.00 and outside office hours access to the building and car park is via access control.

The electricity is sub metered. Banks of roof mounted condensing units provide zoned cooling for individual floors.

- Available Office
- Reception/Atrium
- Occupied



Main Reception & Atrium



Floor 5 - 6,315 sq ft

Say hello to a brand new workspace

The part 5th floor extends to 6,315 sq ft based on IPMS3 measurement basis.

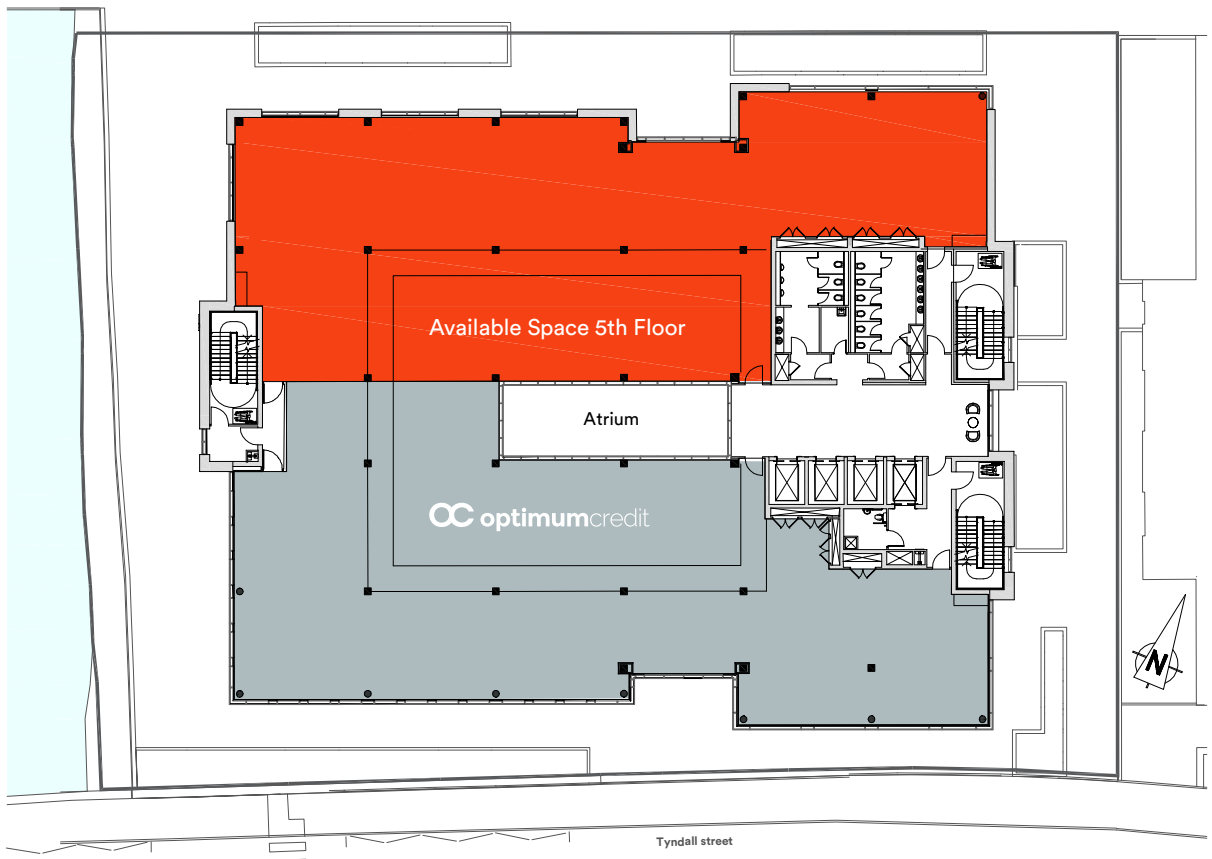
Building specification

- // Secure concierge reception
- // Central atrium
- // 4 passenger lifts
- // 1:8 occupational density
- // On-site parking at adjacent CQ car park
- // Secure cycle parking
- // Male & female shower facilities
- // Access control systems provided to core areas
- // Roof mounted photovoltaic System
- // EPC 'A' rated
- // BREEAM – designed to 'Excellent' rating
- // Amazon lockers



5th Floor Specification

- // 2.70m floor to ceiling height
- // Suspended ceilings
- // Recessed LED lighting
- // Fully accessible raised floors
- // Male, Female WC's
- // Shower
- // Disabled access & facilities





Central Atrium

Car parking

There are 3 parking spaces available in Capital Quarter multi storey car park.

Lease Terms

The building is available to let via a sub-lease for a term to be agreed. Rent on Application. Please contact the agents for further details.

Service Charge

A service charge is payable for the maintenance and upkeep of common parts and the Capital Quarter car park.

Business Rates

The incoming tenant is responsible for the payment of business rates. Interested parties are advised to make their own enquiries via Cardiff Council.

VAT

The rent and service charge are subject to VAT that will be charged at the standard rate.

EPC

The building is rated A25 for Energy Performance



Tyndall Street Elevation

For further information or to arrange an inspection please contact:



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