



CAPITAL TOWER

CARDIFF

MANAGED OFFICE SPACE TO LET
ON ALL-INCLUSIVE TERMS



to let

- ▶ Part 8th Floor 3,385 sq ft 324 sq m
- ▶ Part 9th Floor 2,588 sq ft 240 sq m
- ▶ Part 13th Floor 2,498 sq ft 232 sq m
- ▶ Part 13th Floor 2,936 sq ft 273 sq m
- ▶ Part 15th Floor 771 sq ft 72 sq m
- ▶ Part 15th Floor 4,642 sq ft 431 sq m
- ▶ Part 17th Floor 2,996 sq ft 278 sq m

Each space is also available on conventional lease terms.

capital tower

This landmark building has recently undergone a multi-million pound refurbishment and now provides a high quality reception and contemporary office space with spectacular views across Cardiff.

Situated in the heart of the city centre, Capital Tower provides everything you need to open prestige offices quickly and affordably with the whole process managed on your behalf from initial set up, to daily operational management. Located within easy reach of the city's numerous hotels, retail and leisure amenities.

Office suites on all-inclusive terms available from:

- ▶ 771 sq ft | 72 sq m to 5,434 sq ft | 505 sq m

Contact us now to arrange a viewing:

t. 01275 795395 e. managed@chadwickbc.co.uk w. www.chadwickbc.co.uk



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CARDIFF

what is managed office space?

If you are looking for flexible and bespoke office space on an all-inclusive monthly rate whilst avoiding heavy up-front costs, then managed space is the solution for you.

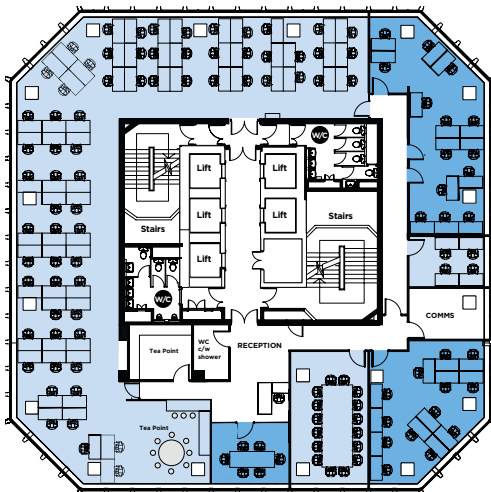
How do we do this?

- ▶ Match your requirement with available office space within the building.
- ▶ Develop a tailored floor plan based on your ideal specification.
- ▶ Agree competitive and all-inclusive flexible terms with you.
- ▶ Project manage the whole process on your behalf.
- ▶ Provide daily operational management of your space.

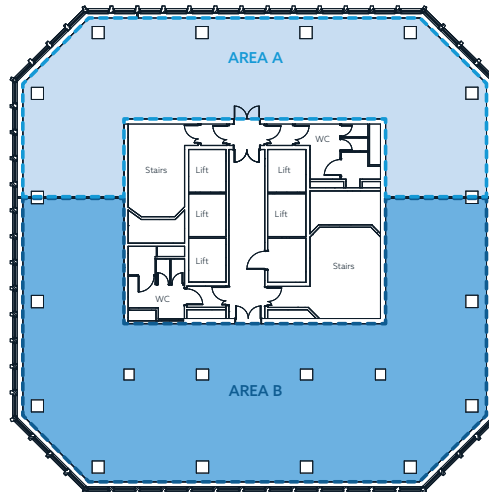
fixed monthly fee

Includes the following:

- ▶ Rent, rates and service charges
- ▶ Fit out
- ▶ Furniture
- ▶ IT infrastructure
- ▶ High speed fibre connectivity
- ▶ Unlimited data use
- ▶ VoIP telephony
- ▶ Dilapidations and reinstatement
- ▶ Security
- ▶ Cleaning
- ▶ Internal and external maintenance
- ▶ All utilities
- ▶ Quick and easy set up



INDICATIVE FLOORPLAN



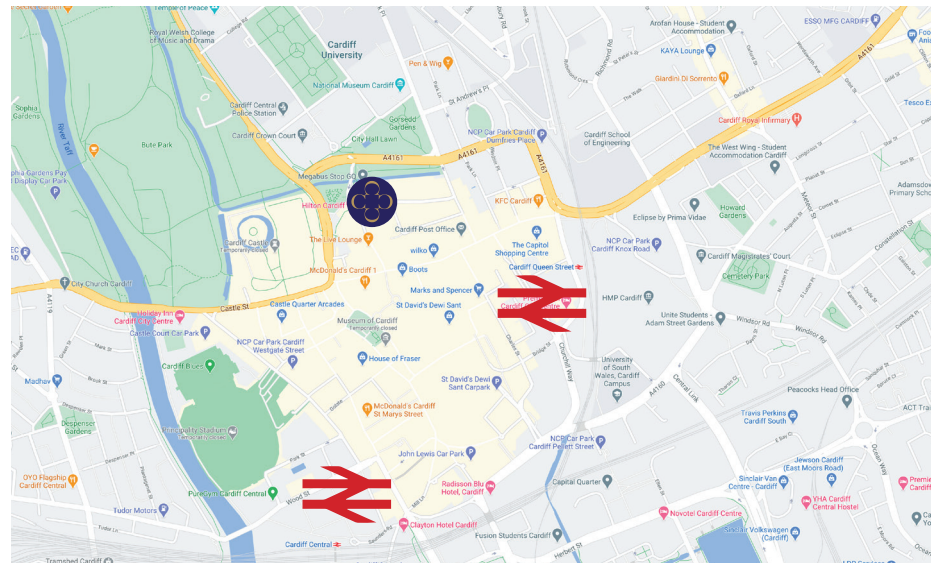
INDICATIVE SUBDIVISION

location

- ▶ Less than 10 minutes walk from Cardiff Central Station.
- ▶ 5 minutes from Queens Street Railway Station.
- ▶ Key stop on the city centre bus network.
- ▶ On-site parking and nearby public car parks.

specification

- ▶ Concierge reception
- ▶ Refurbished lobbies
- ▶ On-site coffee shop
- ▶ 24-hour on-site security
- ▶ On-site Business Centre
- ▶ On-site meeting rooms for hire
- ▶ New high-speed lifts



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