

A T
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Refurbished
Office Space to Let

4,920 – 21,159 sq ft
(457.1 – 1,965.7 sq m)

Tyndall Street,
Cardiff CF10 4YT

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CGI - Indicative 2nd floor fit-out

Redefined + remodelled

Atlantic House occupies a **prominent position** on Tyndall Street adjacent to the new Capital Quarter development in Cardiff's City Centre **Enterprise Zone**.

Capital Quarter offers occupiers **the best of both worlds** - it is readily accessible and within easy reach of all that the city centre has to offer.

The building has undergone a **major refurbishment** with a range of finishes and new facilities throughout, creating a new **contemporary workspace**.

With **flexible floorplates** of 4,920 sq ft Atlantic House can accommodate requirements from **20 to 200 staff** with numerous options for office configurations.

The building has a large basement providing an **outstanding parking** allocation for a city centre building.

City Centre Offices
with parking
21,159 sq ft
(1,965.7 sq m)



Atlantic House, Cardiff



Air conditioning



LED lighting



Cycle parking



Exposed soffit
+ services



Electric vehicle
charging



Raised floors



2 passenger lifts



Secure parking



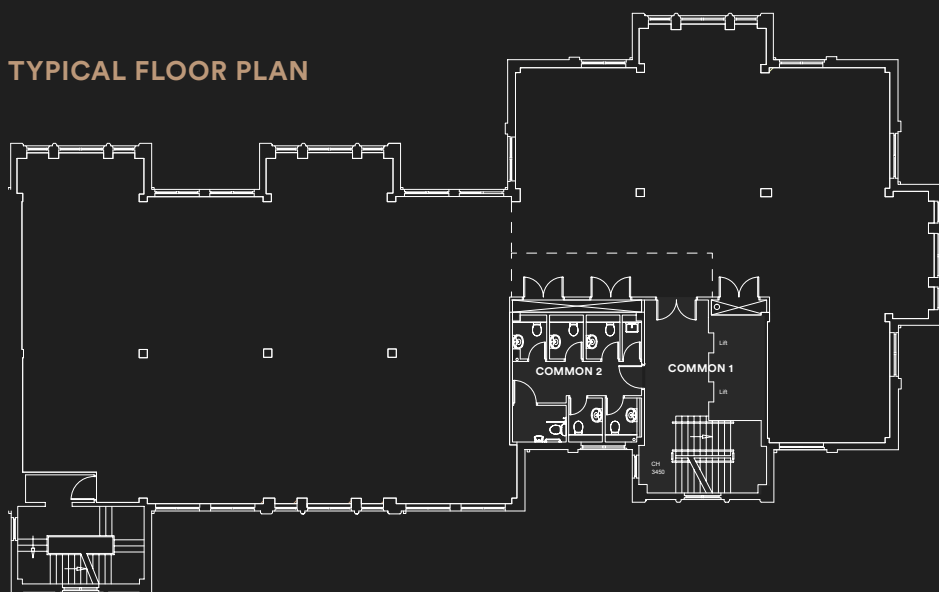
Shower facilities



Remodelled core



TYPICAL FLOOR PLAN



Atlantic House, Cardiff

ACCOMMODATION

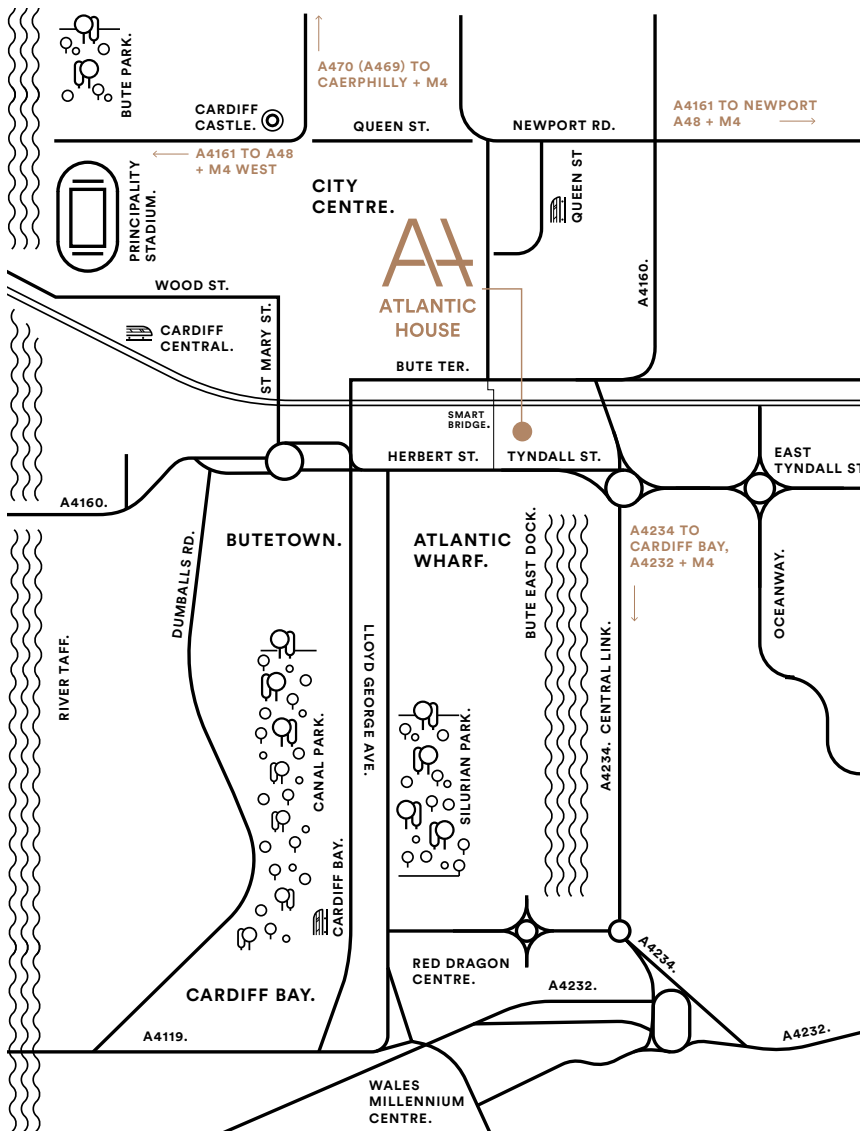
Floor	Sq ft	Sq m
GF A	2,450	227.6
GF B	1,799	167.1
1 st Floor	4,920	457.1
2 nd Floor	4,920	457.1
3 rd Floor	4,920	457.1
4 th Floor	2,150	199.7
Total	21,159	1,965.7

Putting you on the map

A4

ATLANTIC
HOUSE

Tyndall Street,
Cardiff CF10 4YT



Atlantic House, Cardiff



Perfectly placed

Atlantic House is perfectly placed for transport connections in the heart of the Cardiff City Centre Enterprise Zone.

Varied public transport options are available for staff - Cardiff Central and Queen Street Railway Stations are within 10 minute's walk, and numerous bus connections are close by.

The building boasts outstanding on site car parking along with excellent road links including the A4232 which links with both Cardiff Bay and Junction 33 of the M4 Motorway just a few minutes' drive away.

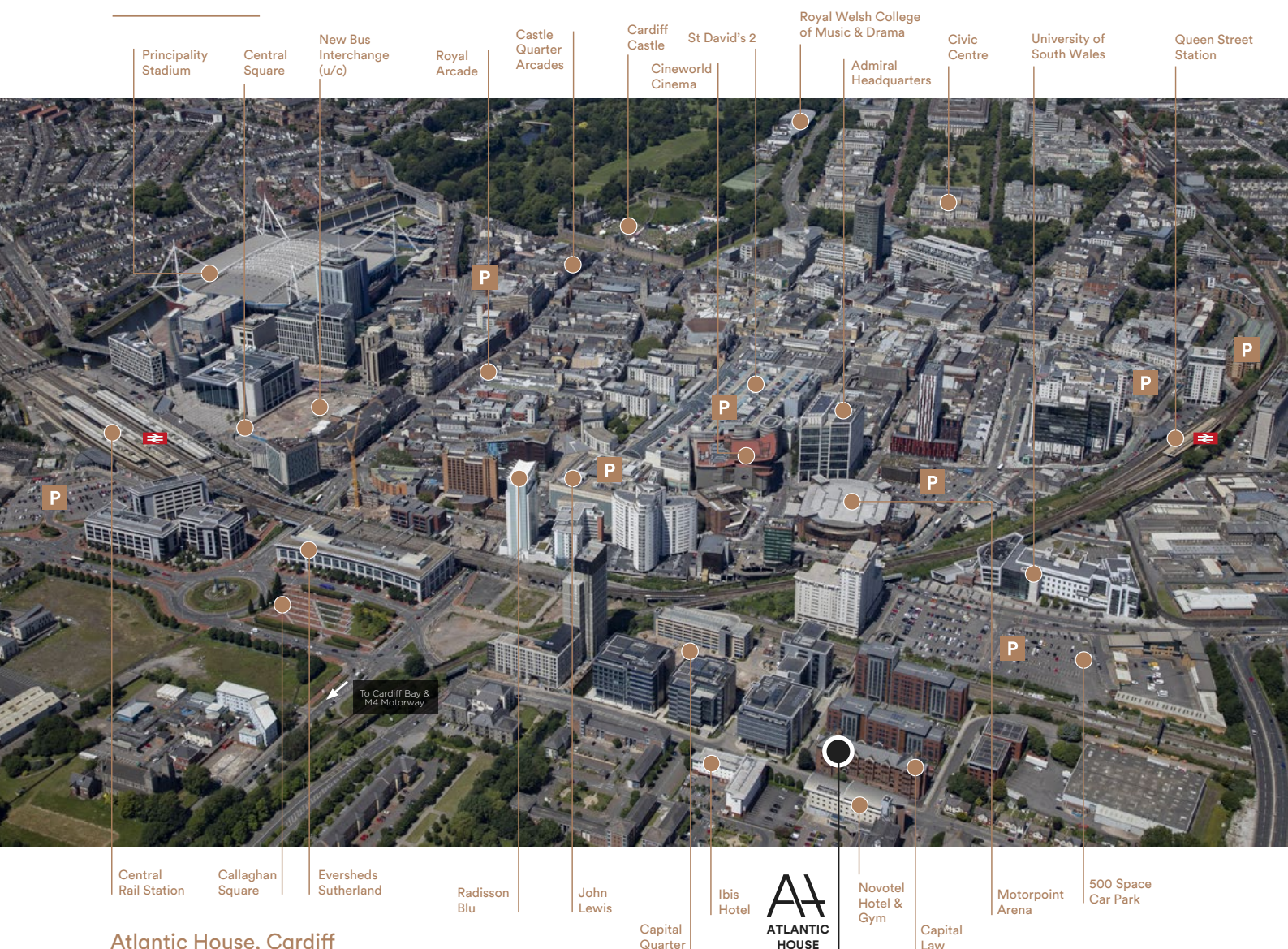
Connectivity for pedestrians and cyclists has been enhanced by the Smart Bridge linking Tyndall Street to Bute Terrace. With easy access to the city centre cycle routes the building also provides secure onsite cycle storage and shower facilities.

BY RAIL

Newport	15 mins
Swansea	50 mins
Bristol	50 mins
Swindon	60 mins
Reading	96 mins
London	110 mins
Birmingham	120 mins
Manchester	190 mins

BY ROAD

Newport	15 miles
Swansea	43 miles
Bristol	44 miles
Birmingham	110 miles
Reading	114 miles
London	152 miles



Atlantic House, Cardiff

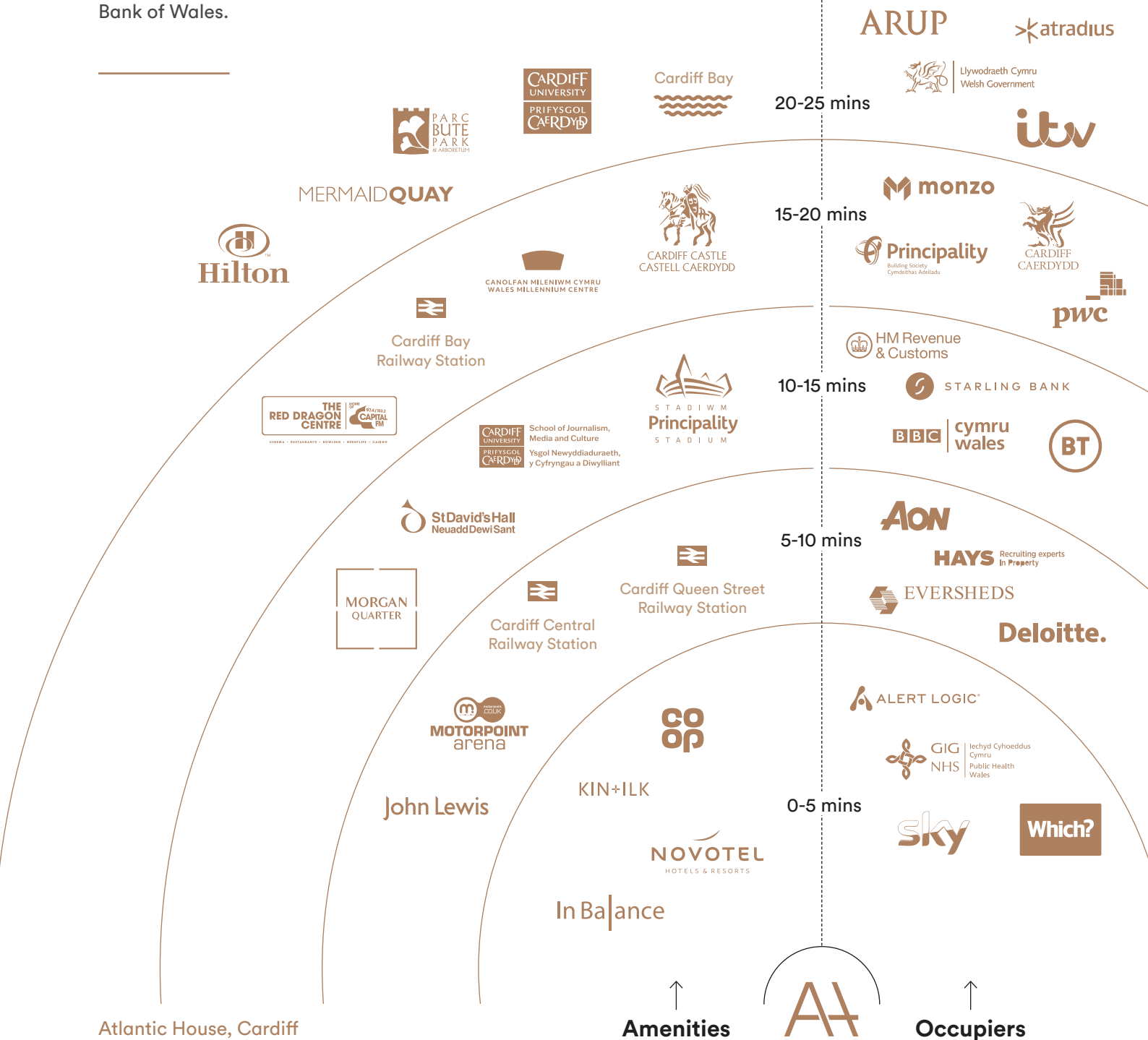
A stone's throw away

All of the city centre amenities are within easy reach with St Davids Shopping Centre, Central Station and Mill Lane all within a few minutes walk.

It's a well-established business location with neighbours including household names including such as Sky, Admiral and Which? Publishing as well as major locally head quartered businesses such as Capital Law, Geldards Law Firm and Development Bank of Wales.

All in walking distance

6 / Proximity



RENT

On application. Please contact the agents for further details.

AVAILABILITY

The offices are available to let on a new lease with flexibility to let in part(s) and on a floor by floor basis.

PARKING

The property benefits from a generous parking ratio of 1 per 650 sq ft.

RATES

The occupier(s) will be responsible for the payment of business rates and should make their own enquiries of Cardiff Council Non Domestic Rates Department.

SERVICE CHARGE

If multi-let a service charge will be payable on a pro-rata basis.

VAT

The property is elected to VAT that is payable on rent and service charge.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be prepared on completion of the refurbishment works.

MONEY LAUNDERING REGULATIONS

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



Atlantic House, Cardiff



ATLANTIC HOUSE S O U R C E

8 / Further Information

Further information

For further information or to arrange an inspection please contact:

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