



# 3

## Callaghan Square

CARDIFF | CF10 5BT

## Newly refurbished Grade A offices

3 Callaghan Square is a prominent 7 storey office building overlooking Cardiff Central Railway Station and Central Square, home to BBC Cymru Wales' new 150,000 sq ft headquarters.

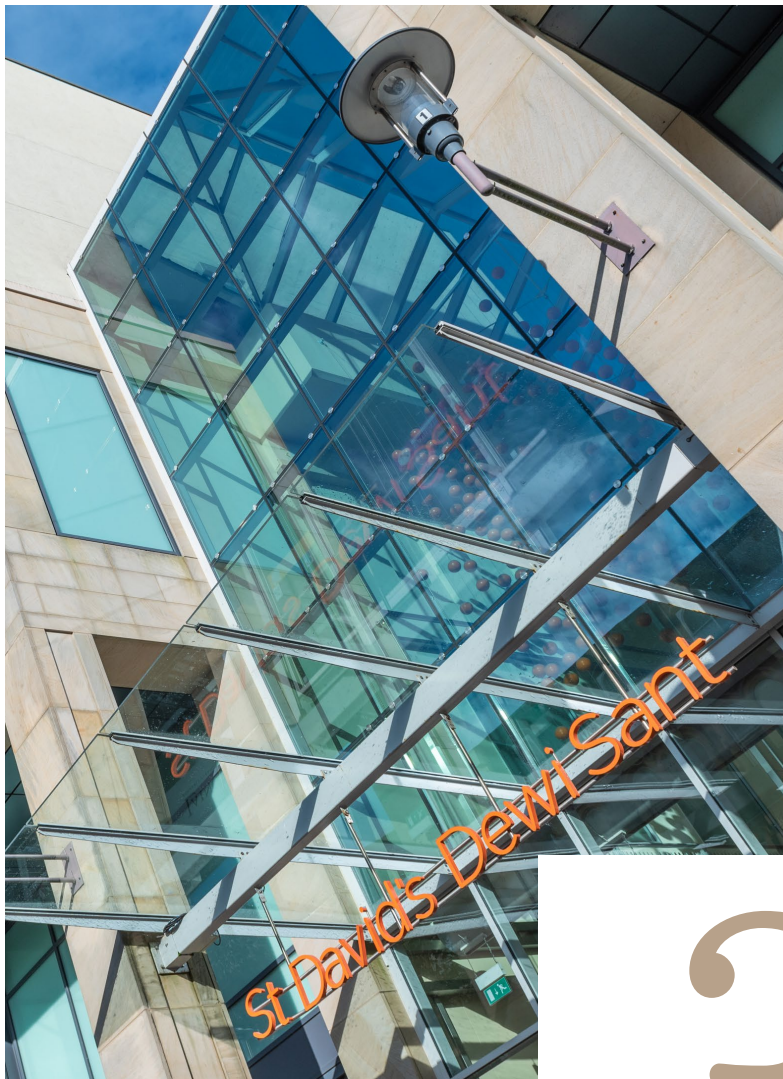
Currently available to let are the 3rd and 4th floors totalling 7,238 sq ft up to 14,480 sq ft (672.42 sq m up to 1,345.21 sq m).



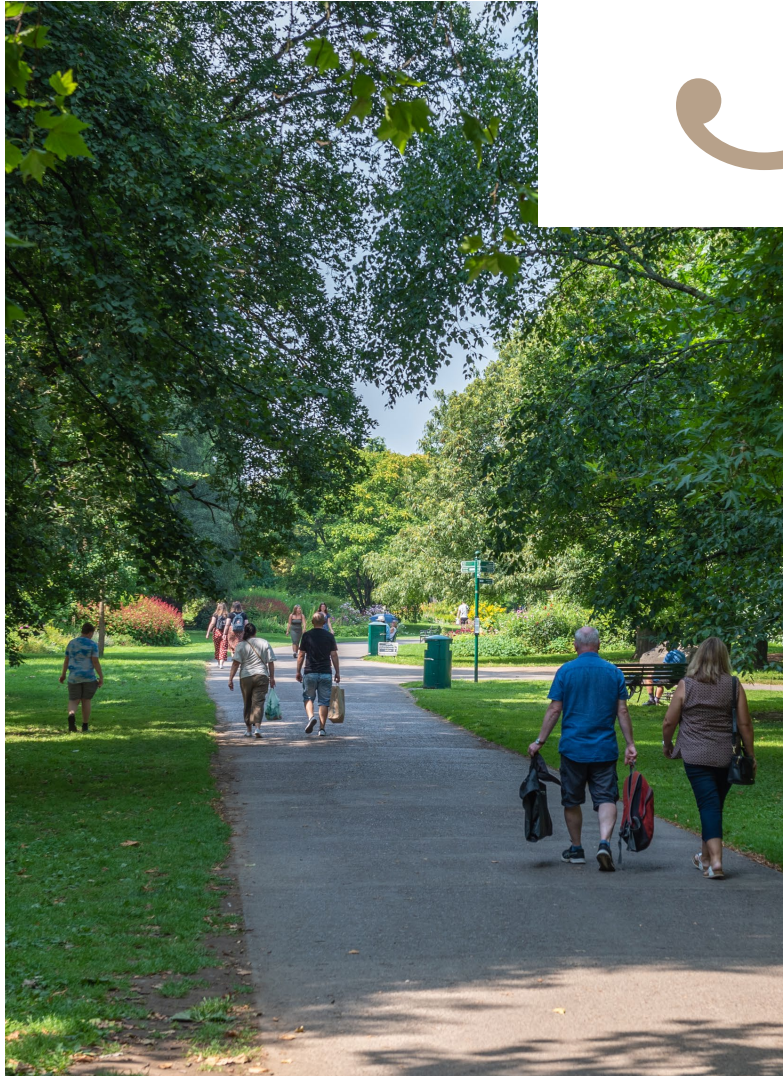


# A city of arcades & shopping, visited by billions each year

Cardiff is the city of arcades, it boasts the biggest concentration of Victorian, Edwardian and modern-day indoor shopping arcades in Britain. It is also home to the St David's Centre, one of the largest shopping centres in the UK.



# 3





## 100m to the station

100m to Cardiff Central Railway Station.  
5 mins walk to St David's 2 Shopping Centre.

## 3

Callaghan Square forms part of Cardiff's Enterprise Zone and is one of Cardiff's Premier Business Addresses.



3 CALLAGHAN SQUARE | CARDIFF | CF10 5BT

## 10,000 office workers

Central Square, home to Cardiff's new Interchange building.

## 500+ trains every day

Ideally located for Cardiff Central Railway Station, allowing staff to benefit from regular services to London, Bristol and the South Wales Valleys.

## 10,000 shoppers every month

Cardiff's main retail areas including John Lewis and St David's 2 Shopping Centre, as well as the bars and restaurants along Mill Lane and St Mary Street are all within a short walk.

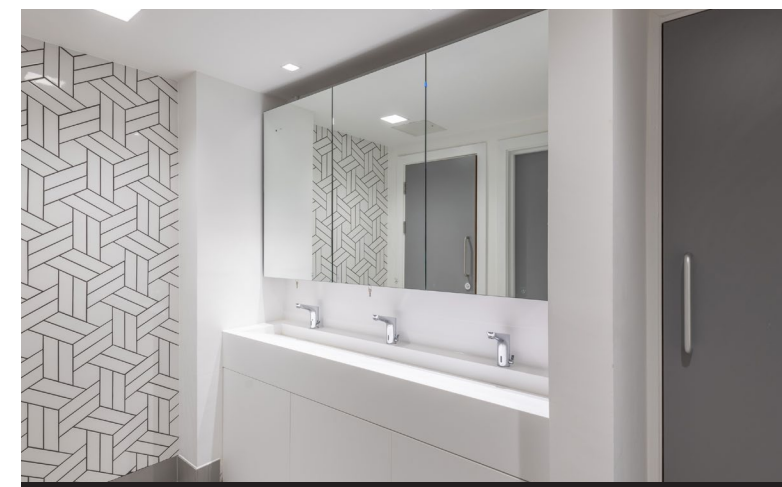
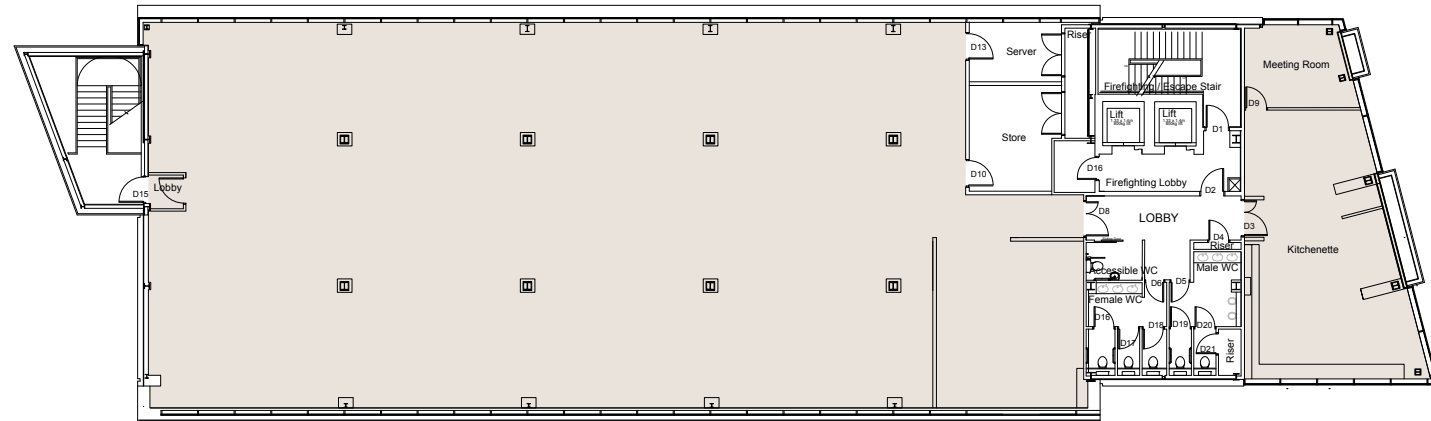




## **The floors offer panoramic views over the city**

Each floor provides large open plan office accommodation with an additional wing which is ideally suited for meeting or breakout space.

# Typical Floorplan



REFURBISHED WC'S | SHOWERS



NEWLY REFURBISHED DOUBLE HEIGHT RECEPTION



INFORMAL MEETING AREAS IN RECEPTION



LED LIGHTING | SUSPENDED CEILINGS

## Grade A newly refurbished 3rd & 4th floors.

The reception and 3rd and 4th floors have undergone a comprehensive refurbishment to provide Grade A office accommodation.

### 3RD FLOOR

7,242 sq ft  
(672.79 sq m)

### 4TH FLOOR

7,238 sq ft  
(672.42 sq m)

### TOTAL AVAILABLE

14,480 sq ft  
(1,345.21 sq m)



2X PASSENGER LIFTS



CYCLE PARKING | 10 CAR PARKING SPACES



CHANGING AREA WITH HAIRDRYERS & LOCKERS



AIR CONDITIONING | RAISED FLOORS

### Terms

The offices are available to let by means of a new lease for a term to be agreed. Further details on request.

### Rent

Rent on application.

### Service Charge

A service charge is payable. Further details are available on request.

### Business Rates

The occupier will be responsible for the business rates payable for the offices and associated car parking.

### EPC

The property has an asset performance rating of C Rating.

### Anti Money Laundering

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

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party to bear their own legal costs.

### Viewings & Further Information

To arrange a viewing or for more information please contact the joint sole agents.



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