



Nº4 CQ

TO LET

5TH FLOOR OFFICE SUITE

Nº4 CAPITAL QUARTER

TYNDALL STREET • CARDIFF • CF10 4BQ

634 sq. m. (6,833 sq. ft.) Grade A Office Accommodation



LOCATION

4 Capital Quarter is ideally located in Cardiff city centre to benefit from the city's main retail and leisure amenities including John Lewis and the shops and restaurants located in the Hayes (7 mins walk). The building is conveniently situated for public transport with Cardiff Queen Street (12 mins) and Cardiff Central (10 mins) within easy walking distance and there is public car parking nearby. The Capital Quarter development also benefits from a coffee shop, 2 convenience stores and landscaped grounds with external seating.

DESCRIPTION

4 Capital Quarter provides high quality, Grade A, office accommodation extending to 90,000 sq. ft over 8 floors with an impressive full height atrium and an extensive range of on-site amenities including showers and cycle parking. The available accommodation is located on the 5th floor and benefits from an excellent specification to suit modern day occupiers.

The office has been fitted out to a high standard and benefits from a boardroom and 3 other meeting rooms as well as kitchen and staff breakout area.

Occupiers in the building include Sky, Geldards and Pepper Money. Other occupiers in the Capital Quarter development include Regus, Wales Audit Office, BT and Public Health Wales.





5th Floor Office



ACCOMMODATION

FLOOR	SQ. M.	SQ. FT.
5th Floor	634	6,833

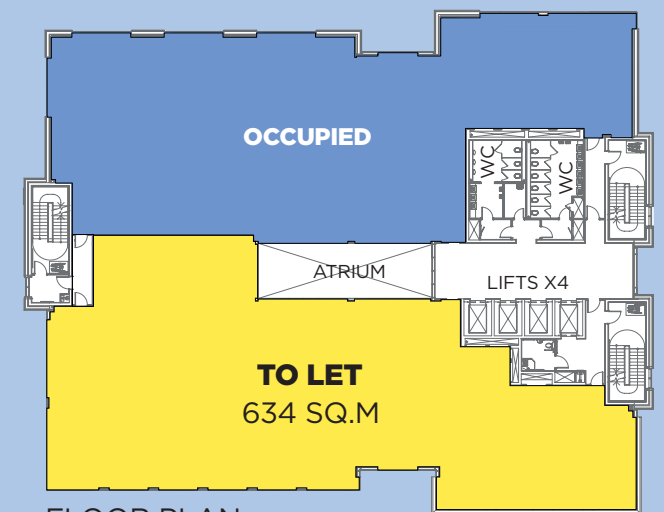
PARKING

3 spaces are allocated. Additional spaces may be available to lease in the multi-storey car park forming part of the Capital Quarter development (subject to availability).

The Adam Street and Pellet Street car parks can be accessed via the Smart Bridge (approx. 4 min walk).

SPECIFICATION

- Raised Floor
- LED Lighting
- Air Conditioning
- Fully Carpeted
- Kitchen/breakout area
- Boardroom and 3 further meeting rooms
- 2.7m floor to ceiling height
- 4 passenger lifts



FLOOR PLAN



Kitchen & breakout area



Lifts & breakout area



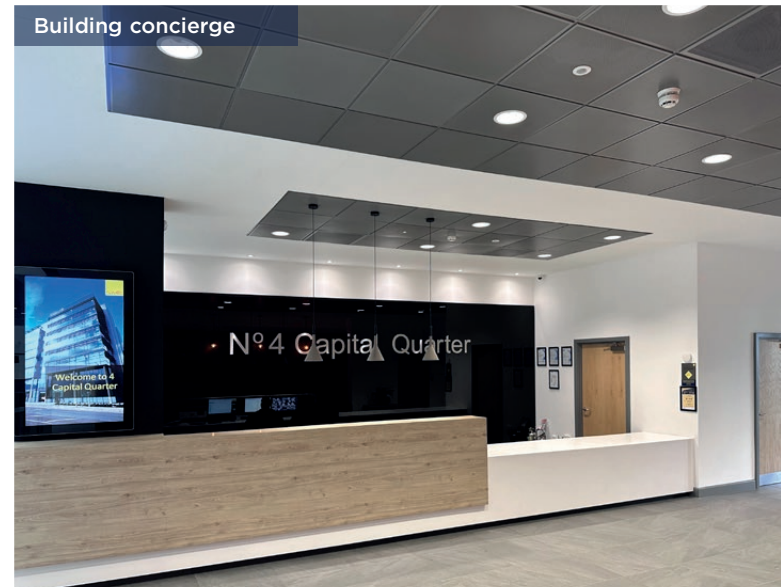
Reception seating area

BUILDING AMENITIES

- Secure cycle parking
- Male and Female showers with lockers
- Building concierge
- Access controlled speed gates
- Solar panels
- Male and Female WC's



Ground floor entrance



Building concierge



TERMS

The offices are available by way on an assignment of the existing lease which expires 4th April 2029 at a rent of £157,159 pa. Alternatively, consideration will be given to the granting of a sub-lease or a new lease for an alternative period to be agreed. Further details on request.

BUSINESS RATES

The rateable value for the suite is £111,000. Interested parties are advised to make their own enquiries of the local rating authority to verify this figure.

SERVICE CHARGE

A service charge is applicable. Further details are available upon request.

EPC

A-25 rated

LEGAL COSTS

Each party to bear their own legal costs.

VAT

The building has been elected for VAT.





VIEWING

Strictly via sole agents Savills.



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May 2024