1 CAPITAL QUARTER CARDIFF CF10 4BZ

GRADE A OFFICE SUITE

HIGH QUALITY FITTED OUT SPACE IMMEDIATELY AVAILABLE

6,275 SQ FT

582.96 SQ M

WITH SECURE PARKING

WITH SECURE PARKING





CARDIFF CITY CENTRE'S ENTERPRISE ZONE

1 Capital Quarter is located in the heart of Cardiff City Centre's Enterprise Zone and within a few minutes walk of Cardiff's two main railway stations.

The building is conveniently situated for public transport and there is public car parking nearby. Capital Quarter offers a coffee shop, convenience store and additional amenities for occupiers, with all of the city centres leisure and retail facilities within a short walk.





AMENITIES

- 1. St David's Shopping Centre
- 2. Queens Arcade
- 3. Capitol Shopping Centre
- 4. John Lewis
- 5. Cardiff Library
- 6. Cardiff Castle
- 7. Principality Stadium
- 8. Cardiff International Arena
- 9. Marriott Hotel
- 10. Novotel

Existing Capital Quarter occupiers include:



OCCUPIERS

- 11. BBC Headquarters12. Admiral Headquarters
- 13. BT
- 14. Eversheds
- 15. Sky
- 16. BT
 - 17. Public Health Wales
 - 18. Capital Law
 - 19. University of South Wales

Admiral

PUBLIC TRANSPORT

- 20. Cardiff Central Railway Station
- 21. New Bus Interchange
- 22. Queen Street Railway Station

ALERT LOGIC

C optimumcredit

REFURBISHED RECEPTION

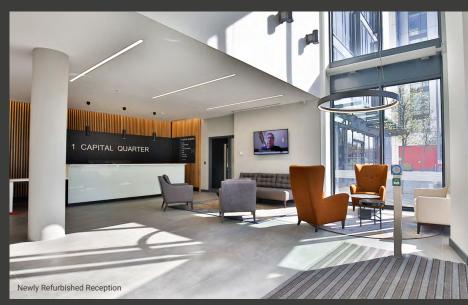
1 Capital Quarter benefits from a prominent entrance fronting onto the Capital Quarter Western Courtyard.

The reception and lift lobby areas have been newly refurbished and provide a concierge service, meet and greet area and security.









AVAILABI	_E SPACE			, ,	
	le suite is loca m far reachin Cardiff Bay.				
FLOOR 8 th Floor	SQ FT 6,275	SQ M 582.96	PARKING 3 spaces	Ē	Office
		• • • • • • •			ר ר ר
+			8 [™] FLO	OR SUITE	
		Office			
	s,	proge	Kitchen	Comms Room	
		. 🖞			
Net internal floc	or areas quoted are	annroximate or	ly and subject		
to measuremen	it in accordance w are not to scale ar	ith RICS Code of	Measuring		1

SPECIFICATION

The available space includes the following Cat A specification:

- \triangle Raised access floors
- $\overline{\downarrow}$ Suspended ceilings
- Recessed lighting
- S Fully Carpeted
- 🗱 Air Conditioning

......

NEWLY REFURBISHED RECEPTION

HIGH QUALITY REFURBISHMENT

FLOOR TO CEILING HEIGHT 2.7M

Meeting Ro

VERY GOOD

EXISTING FIT OUT AVAILABLE

FLEXIBLE ON SITE FLOOR BIKE PLATES PARKING 3 PARKING SPACES









All photography shows the 8th floor suite. February 2023





TERMS

The offices are available on a new effective full repairing lease for a term to be agreed.

SERVICE CHARGE A service charge is also payable, further details on request.

BUSINESS RATES Ratable Value - £106,000 Rates Payable (22/23) - £56,710

EPC

Rated B (38) for energy performance.

/AT

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

ANTI MONEY LAUNDERING

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

VIEWINGS AND FURTHER INFORMATION

For further information and to arrange a viewing please contact joint sole agents:



savills.co.uk Savills

02920 368 900

Mark Sutton Mark.Sutton@knightfrank.com Matt Philips Matt.Phillips@knightfrank.com

Gary Carver GCarver@savills.com

Will Evans Will.Evans@savills.com

IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank LLP nor any joint agent has any authority to make any representations about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightFrank.com/legals/privacy-statement.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partnership.

🕻 Designed and Produced by www.kubiakcreative.com 235453 02-23 Photography 03/20 - 12/20, Brochure 02/23