# 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**

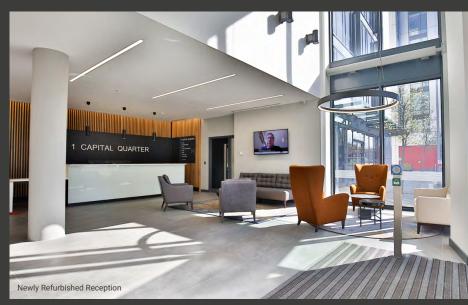
1 Capital Quarter benefits from a prominent entrance fronting onto the Capital Quarter Western Courtyard.

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









| AVAILABI                       | _E SPACE  |                  |                     | ,<br>,     |          |
|--------------------------------|---|------------------|---------------------|------------|----------|
|                                | le suite is loca<br>m far reachin<br>Cardiff Bay. |                  |                     |            |          |
| FLOOR<br>8 <sup>th</sup> Floor | SQ FT<br>6,275                                    | SQ M<br>582.96   | PARKING<br>3 spaces | Ē          | Office   |
|                                |   | • • • • • • •    |                     |            | ר ר<br>ר |
| +                              |   |                  | 8 <sup>™</sup> 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<br>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 8<sup>th</sup> 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

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