

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



LAST SUITE
REMAINING



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.



1 Capital Quarter Coffee Shop

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

OCCUPIERS

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

PUBLIC TRANSPORT

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

Existing Capital Quarter occupiers include:



1 Capital Quarter & Western Courtyard

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.



Newly Refurbished Reception



Newly Refurbished Reception



1 Capital Quarter



Newly Refurbished Lift Lobby

AVAILABLE SPACE

The available suite is located on the 8th floor and benefits from far reaching views over Cardiff city centre and Cardiff Bay.

FLOOR	SQ FT	SQ M	PARKING
8 th Floor	6,275	582.96	3 spaces



Net internal floor areas quoted are approximate only and subject to measurement in accordance with RICS Code of Measuring Practice. Plans are not to scale and for discussion purposes only.

SPECIFICATION

The available space includes the following Cat A specification:

- ↑ Raised access floors
- ↓ Suspended ceilings
- 💡 Recessed lighting
- 🛋 Fully Carpeted
- ❄ Air Conditioning

NEWLY REFURBISHED RECEPTION

HIGH QUALITY REFURBISHMENT

FLOOR TO CEILING HEIGHT 2.7M

SHOWER FACILITIES

BREEM VERY GOOD

EXISTING FIT OUT AVAILABLE

FLEXIBLE FLOOR PLATES

ON SITE BIKE 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.

VAT

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:



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