

**GRADE A REFURBISHED
OR PLUG & PLAY OFFICES**

High profile office accommodation in the heart of the City

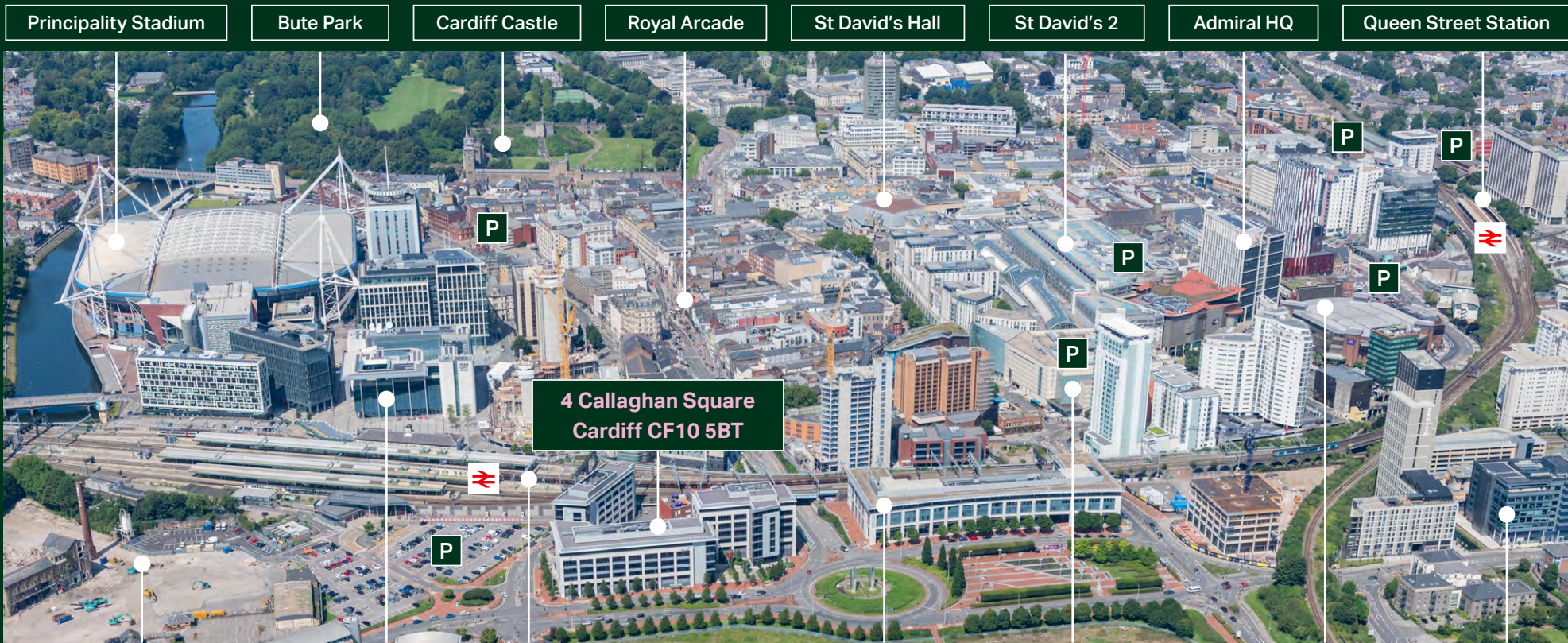
4 CALLAGHAN SQUARE

Cardiff CF10 5BT

Prime Cardiff City Centre Offices To Let
6,583 – 41,023 sq ft (647.0 – 3,811.1 sq m)



VIBRANT CITY CENTRE



Principality Stadium | Bute Park | Cardiff Castle | Royal Arcade | St David's Hall | St David's 2 | Admiral HQ | Queen Street Station

Cardiff Quay Development | Central Square | Cardiff Central Station | Eversheds Sutherland | John Lewis | Motorpoint Arena | Capital Quarter

Callaghan Square is located prominently in the heart of the Cardiff Business District and Cardiff's Enterprise Zone, home to the Capital's highest profile occupiers, including; Deloitte LLP, AECOM and Grant Thornton.

Located immediately adjacent to Central Station, the accommodation provides excellent local and national rail connection, as well as bus links across the City and beyond, together with convenient road access to the M4.

Situated in the heart of Cardiff's vibrant City Centre, the location benefits from numerous retail and leisure amenities located within a 5 minute walk of the building.

Cardiff has its own international airport located 19.2 Km (12 miles) from the city centre.



Cardiff Central Station view from the 5th Floor

🚆 RAIL TIMES FROM CARDIFF CENTRAL

London	2 hours 7 minutes
Bristol	50 minutes
Reading	1 hour 35 minutes
Birmingham	1 hour 59 minutes
Manchester	3 hours 10 minutes



4 Callaghan Square

🚗 ROAD DISTANCES FROM CARDIFF

London	236.0 km	(147 miles)
Bristol	69.2 km	(43 miles)
Birmingham	181.9 km	(113 miles)
Swansea	66.8 km	(41 miles)
Newport	23.5 km	(15 miles)



4th Floor Meeting Room



5th floor Offices

PLUG & PLAY



Reception



5th floor Offices

GRADE A REFURBISHED



Electric Car Parking

4 Callaghan Square is a prestigious 5 storey building constructed in 2008, offering impressive Grade A office accommodation.

Pedestrian access is provided via a double height reception off Tresillian Way, with vehicular access to the ground floor car park located to the rear of the property.



- Fully accessible raised floors
- Floor to ceiling height of 2.7 metres
- Bike storage
- Part metal and part mineral fibre suspended ceilings with LG7 lighting
- Shower Facility
- Four pipe fan coil air conditioning
- High quality double height reception area
- Manned reception

GRADE A REFURBISHED OR PLUG & PLAY

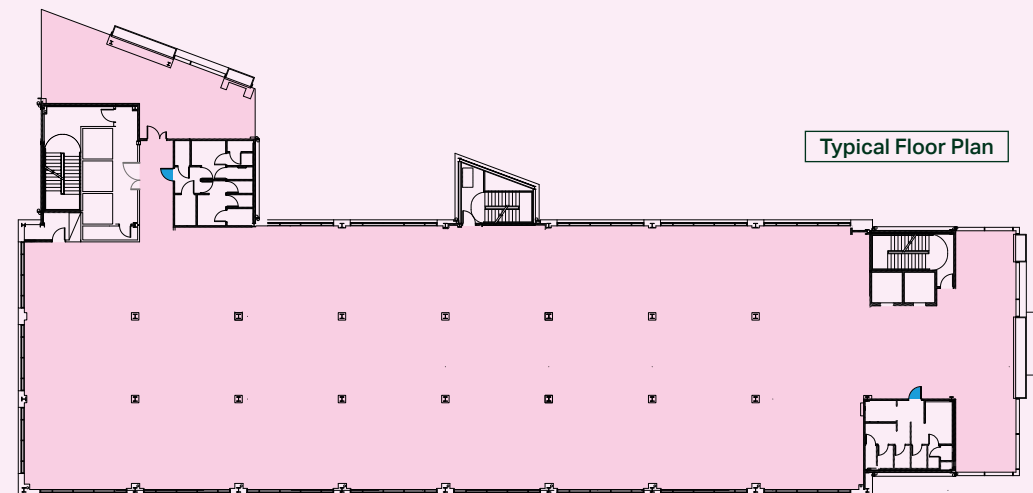
- Carpeting and window blinds
- Five 8 person passenger lifts
- Male, female and disabled WC
- Desks: 246 – 267 per floor
- Electric vehicle charging ports
- Kitchen, meeting/board rooms, breakout facilities on each floor
- On-site car parking at a ratio of 1:2,030 sq ft

ACCOMMODATION	SQ. FT.	SQ. M.	Desks
Third floor	13,928	1,293.9	267
Fourth floor	13,930	1,294.1	243
Fifth floor	13,165	1,223.1	246
TOTAL	41,023	3,811.1	756

Measured on a NIA basis

The available office space is of predominantly open plan configuration, comprising the 3rd, 4th and 5th floors. The accommodation is immediately available, benefiting from a high quality Cat B fit -out, to suit 'plug and play' requirements.

Alternatively, the accommodation can be offered un-furnished, to suit occupier demand.





4 CALLAGHAN SQUARE

TERMS

The accommodation is available on full FRI terms by way of a sub-lease, or assignment, expiring 31st December 2024. Consideration will also be given to a new lease, on terms to be agreed.

RENT

Rent on application.

SERVICE CHARGE

A service charge will be applied for the upkeep and maintenance of the common areas and shared facilities.

BUSINESS RATES

The occupier will be responsible for the business rates payable for the offices and associated car parking. The building is currently rated as a whole, and would therefore require re-assessment.

EPC

The property has an asset performance rating of D (86 Rating)

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs.

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



Josh Gunn
07826 889595
josh.gunn@realestate.bnpparibas

Luke Whitmarsh
07501 611862
luke.whitmarsh@realestate.bnpparibas



Mark Siddons
07747 024130
mark.siddons@coark.com

Ben Bolton
07899 923978
ben.bolton@coark.com

SUBJECT TO CONTRACT Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited and Cook & Arkwright for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited, Cook & Arkwright nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2022.