



**TO LET**

# Retail / Leisure Units

From 1,350 – 2,850 sq ft

No.4 Capital Quarter,  
Tyndall Street, Cardiff, CF10 4BQ

Ground Floor units with  
A1 / A2 / A3 planning use.

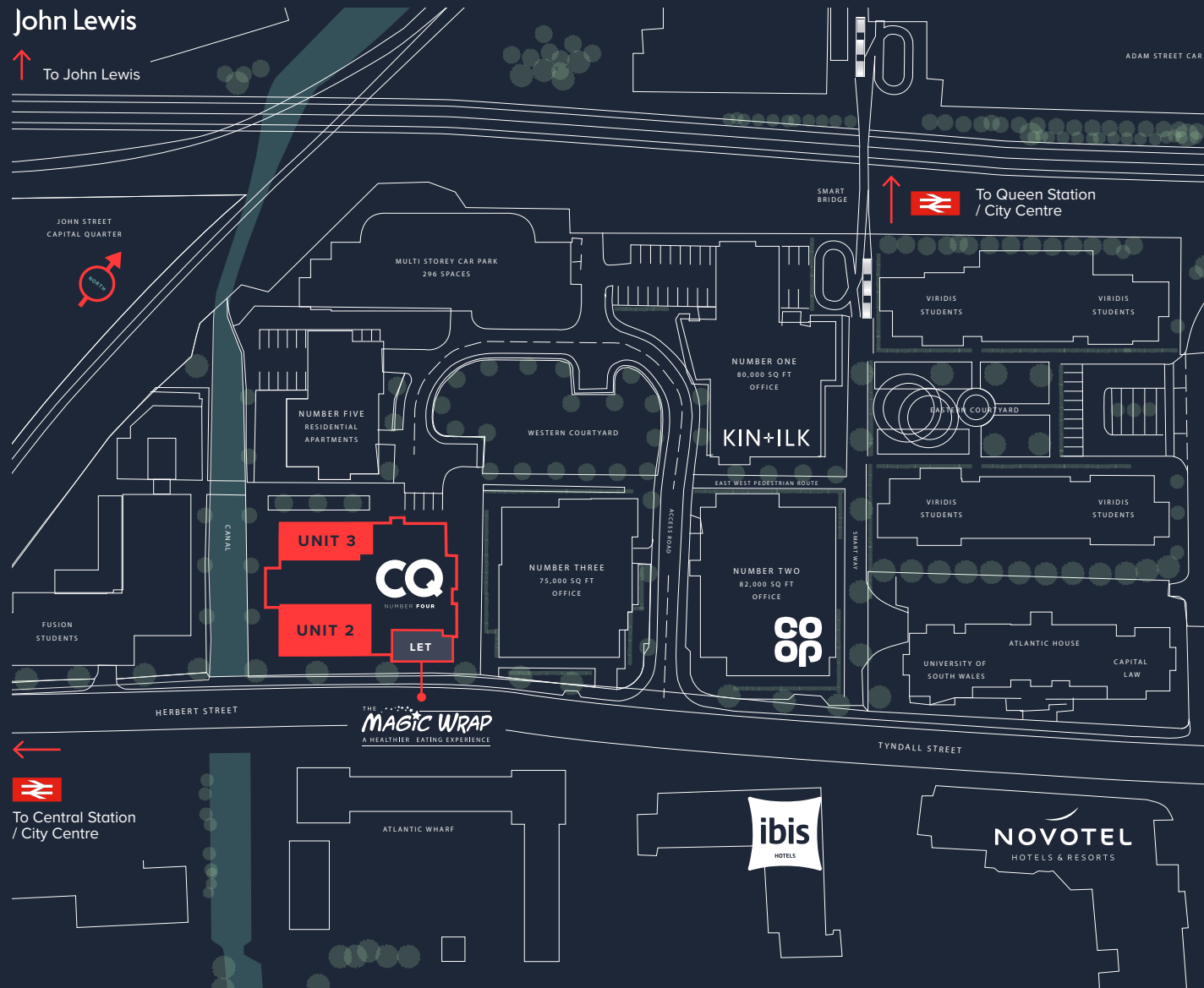
Alternative uses such as Offices, Healthcare  
and Leisure considered (Subject to Planning).

# Central Opportunity

Capital Quarter comprises an exciting 10 acre mixed use city centre development with over 1m sq ft of office, student housing, PRS and retail/leisure space. In addition, the site is prominently located opposite a number of existing hotels, offices and high density residential.

- » Landmark building in the heart of Cardiff City Centre
- » High footfall from surrounding office, student and residential uses
- » Approximate employee, student and residential population of c. 5,000 persons within Capital Quarter scheme alone
- » Prominent roadside frontage
- » Attractive units overlooking water/canal
- » A1, A2 & A3 planning will suit variety of uses
- » Within a few minutes walk of Cardiff's two principal railway stations

Current occupiers include Finance Wales, Optimum Credit, Alert Logic, Which?, Home Office, Public Health Wales, Opus Energy, Geldards, Sky, Admiral, Co-operative Convenience Store and Magic Wrap.





Principality Stadium

Central Square

Cardiff Castle

St David's 2

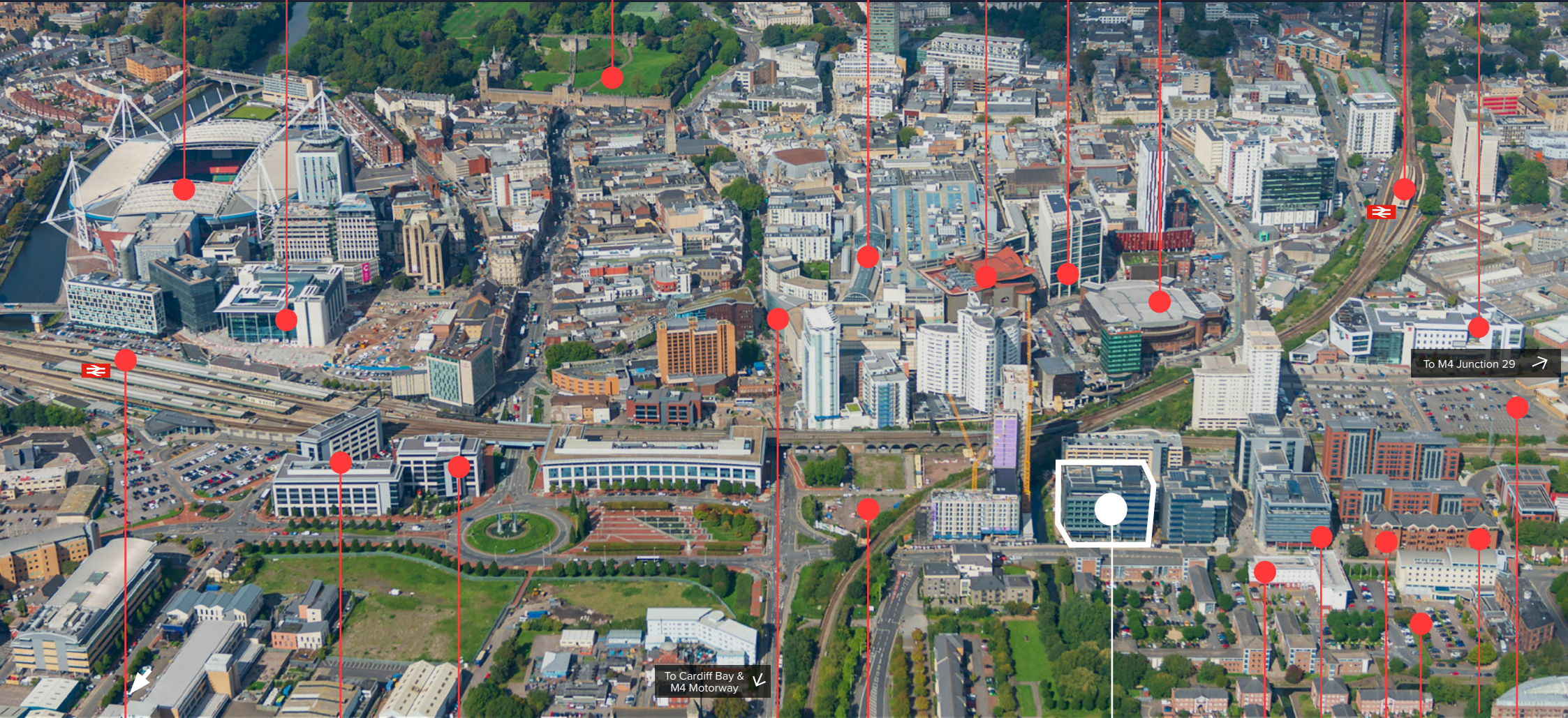
Cineworld Cinema

Admiral Headquarters

Motorpoint Arena

Queen Street Station

University of South Wales



To Cardiff Bay & M4 Motorway

To M4 Junction 29

Central Rail Station

British Gas

Eversheds

John Lewis

Proposed Office / Residential / Hotel Scheme



Ibis Hotel Co Op

University of South Wales

Novotel Hotel & Gym

Capital Law

500 Space Car Park



# Prime Location

Ideally situated within easy walking distance of Cardiff City Centre in an area benefiting from high footfall



Ground Floor Plan



## ACCOMMODATION

The units comprise the approximate GIA areas:-

		SQ FT	SQ M
UNIT 1	LET TO 	1,185	110.08

<b>UNIT 2</b>	<b>AVAILABLE TO LET</b>	<b>2,850</b>	<b>264.77</b>
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This unit can be split to suit occupier requirements to offer:-

UNIT 2A	AVAILABLE TO LET	1,350	125.42
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UNIT 2B	AVAILABLE TO LET	1,500	139.35
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<b>UNIT 3</b>	<b>AVAILABLE TO LET</b>	<b>1,775</b>	<b>164.9</b>
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The office space above (7 floors) are fully let to three occupiers – Geldards, Optimum Credit and Sky.

## PLANNING

The properties benefit from A1, A2 and A3 planning consent. Other uses considered (subject to planning).

## QUOTING RENT

£20 per sqft, exclusive.

## SERVICE CHARGE

Details available on request.

## SPECIFICATION

Units will be handed over in shell condition with capped off services and glazed shop fronts.

## FURTHER INFORMATION

Contact the joint agents:



**Owen Cahill**

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### Subject To Contract

Misrepresentation Act

EJ Hales for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate.
3. No persons in the employment of Messrs EJ Hales has any authority to make or give any representation or warranty whatsoever in relation to this property.
4. All correspondence regarding this offer is subject to contract.

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