



## 4 Callaghan Square

Cardiff, CF10 5BT

### High Profile Office Accommodation in the Heart of the City

**13,930 sq ft**  
(1,294.14 sq m)

- Fully accessible raised floors
- Suspended ceilings
- Four pipe fan coil air-conditioning
- 8 person passenger lifts
- Kitchen and breakout areas (on each floor)
- Desks: 246 - 247 per floor
- Male, female and disabled WC
- Showers
- Electric vehicle charging ports

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## Summary

<b>Available Size</b>	13,930 sq ft
<b>Rent</b>	£22 - £23 per sq ft
<b>Business Rates</b>	whole building £1,050,000
<b>Service Charge</b>	£5.50 per sq ft This is an estimate and will be applied for the upkeep and maintenance of the common areas and shared facilities.
<b>Car Parking</b>	approx: 1:2,500 sq.ft.)
<b>VAT</b>	Applicable. Will apply at the prevailing rate.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (86)

## Description

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

Offered fully furnished to accommodate 'plug and play' requirements. Alternatively, the accommodation can be offered unfurnished, to suit demand.

## Location

4 Callaghan Square is located prominently in the heart of the City's CBD, home to the capital's highest profile occupiers.

Located immediately adjacent to Central Station, the accommodation provides excellent local and national rail connections.

The property boasts good bus links across the City and beyond, together with convenient road access to the M4.

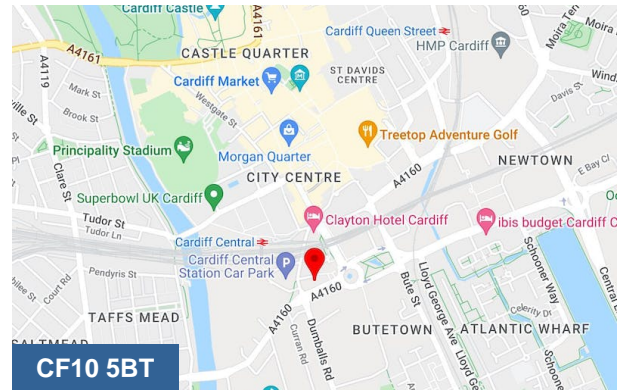
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
3rd	13,928	1,293.95	Let
4th	13,930	1,294.14	Available
5th	13,165	1,223.07	Let
<b>Total</b>	<b>41,023</b>	<b>3,811.16</b>	

## 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



## Viewing & Further Information



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