

Cardiff CF10 1FS

# 2 Central Square

*Market leading accommodation,  
in the heart of the City.*

To Let | 38,424 sq.ft



# Location

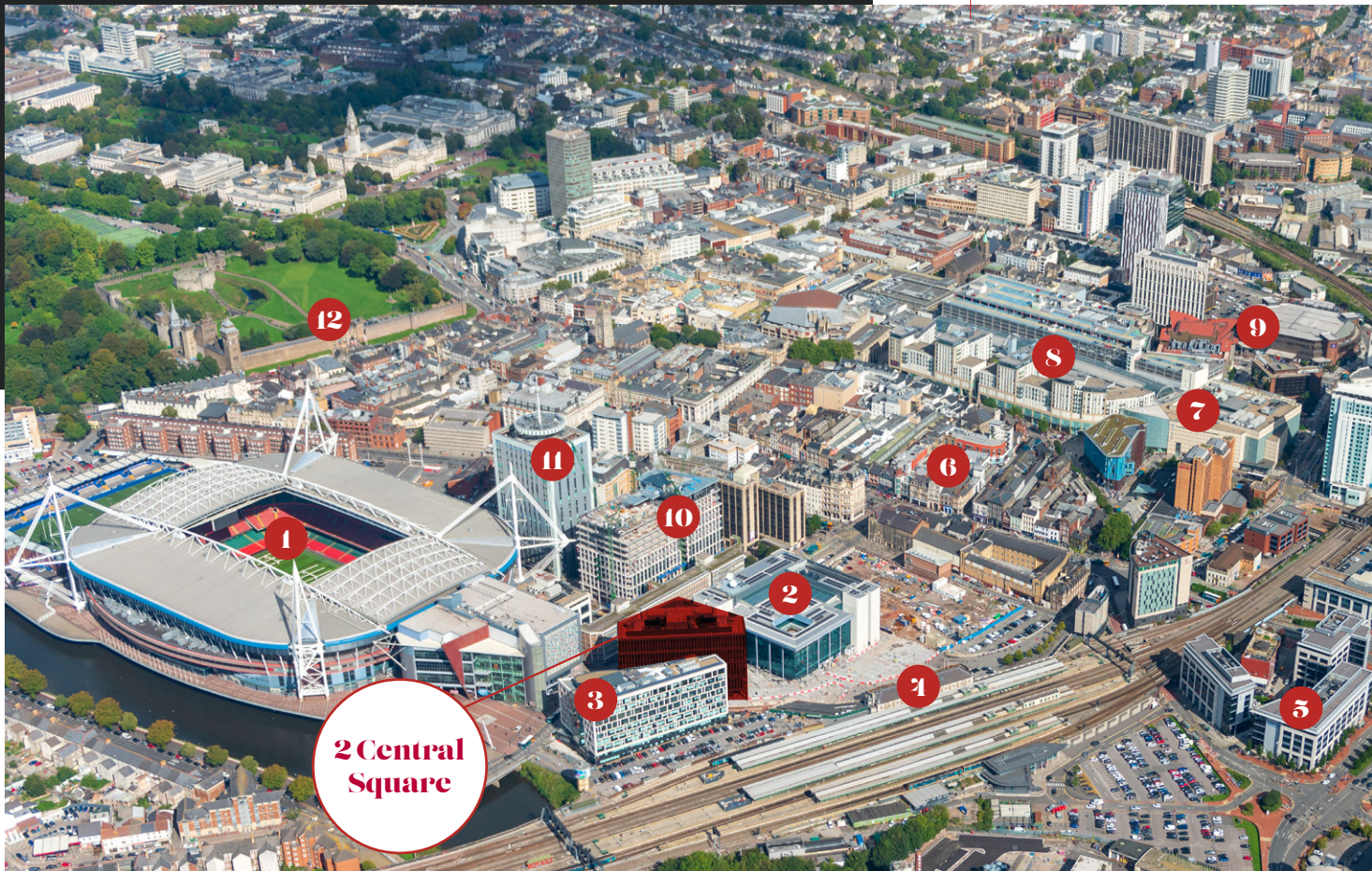
The building forms part of the Central Square development, in the heart of the City.

Located immediately adjacent to Central Station and the BBC, the accommodation provides excellent rail connections to all major UK cities, as well as bus links across the City and beyond.

There are numerous retail and leisure amenities located within the immediate surroundings.



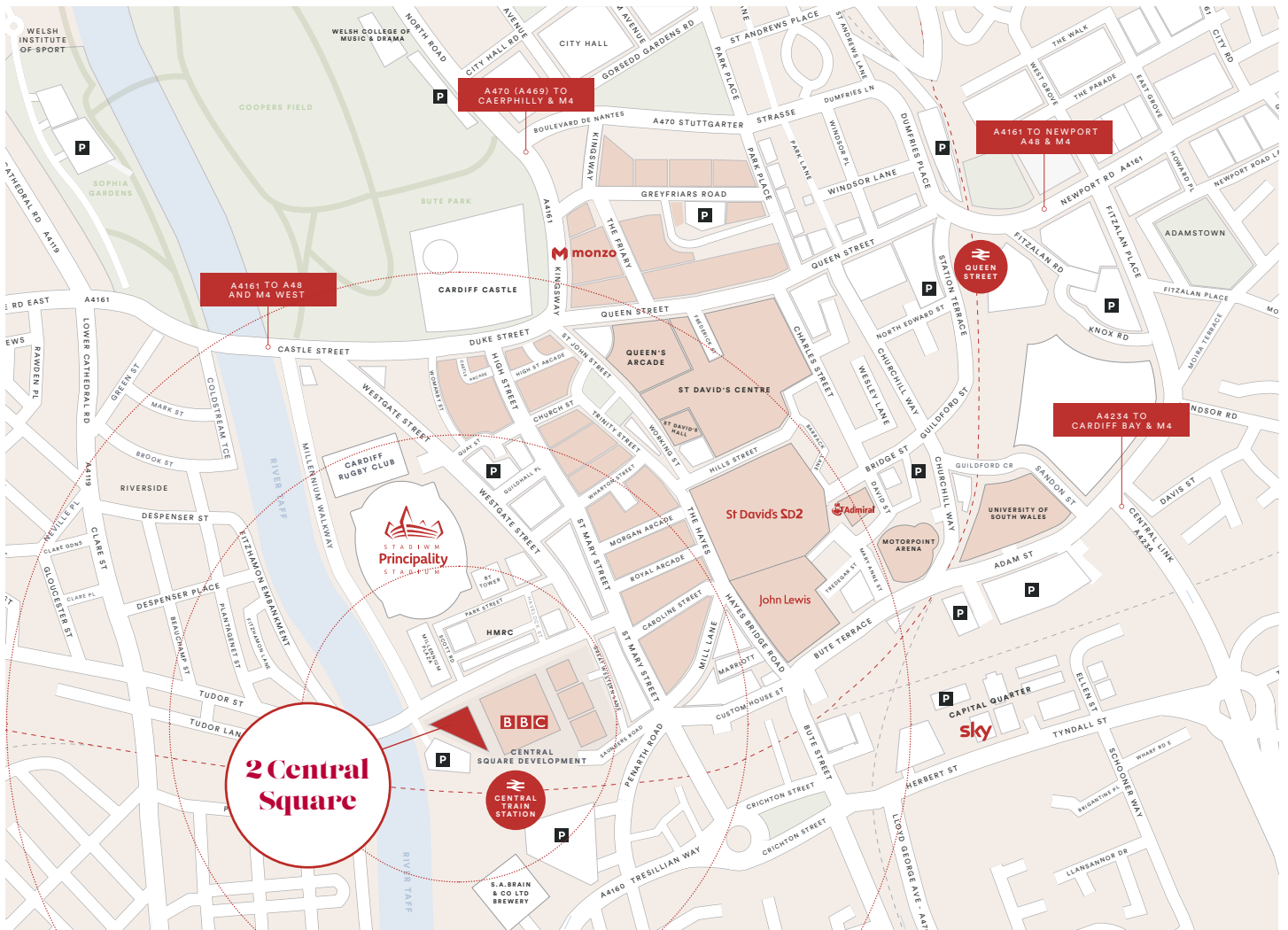
- 1 Principality Stadium
- 2 BBC
- 3 One Central Square
- 4 Central Train Station
- 5 British Gas / Centrica
- 6 Brewery Quarter
- 7 John Lewis
- 8 St David's 2
- 9 Motorpoint Arena
- 10 HMRC
- 11 BT
- 12 Cardiff Castle



*Cardiff train station  
7 minute walk*







# Travel times

## 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

## 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)

## By foot

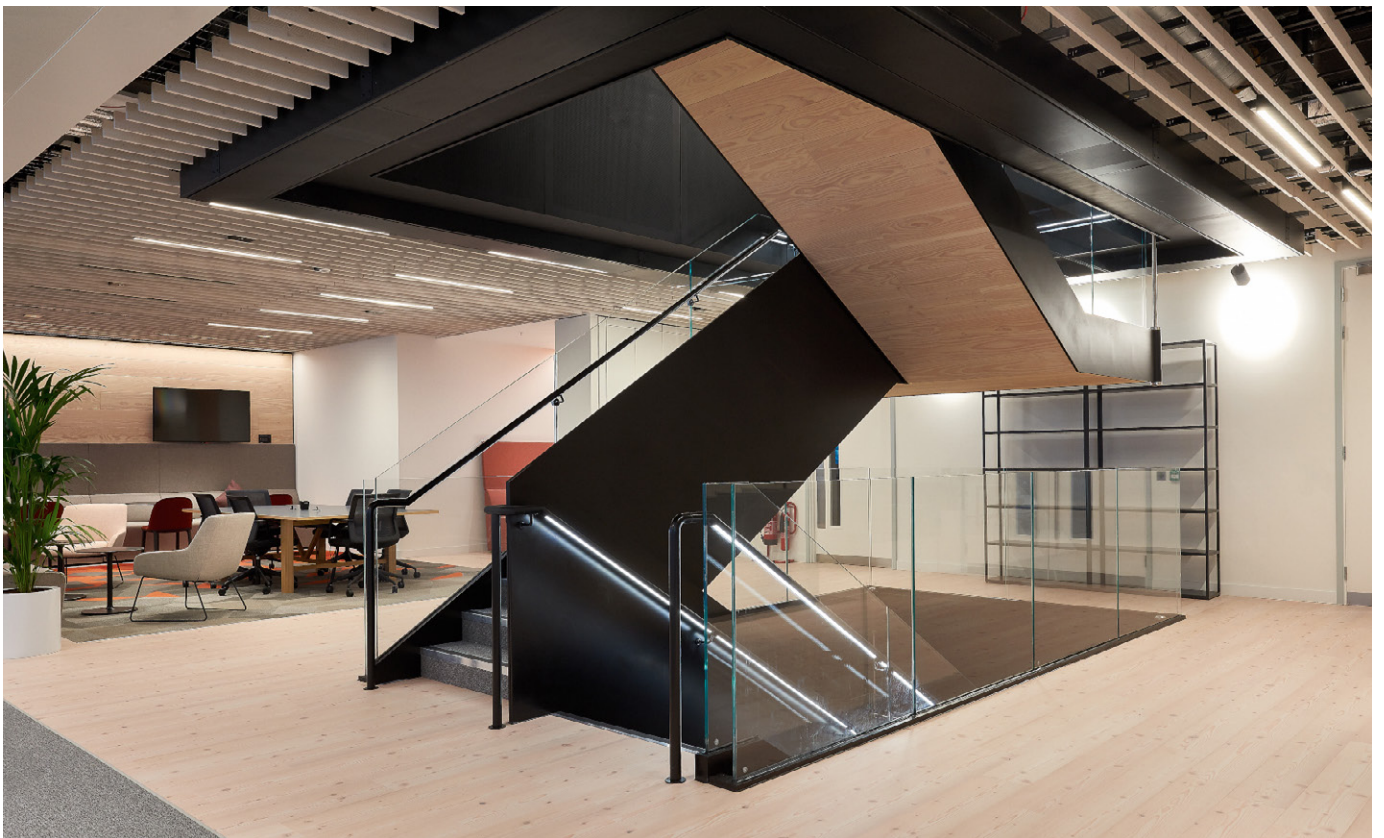
*All in walkable distance*

- Principality Stadium  
1 min
- Central Train Station  
1 min
- St David's 2  
9 min
- Motorpoint Arena  
10 min
- Cardiff Castle  
11 min



## Air Travel

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



## Description

2 Central Square is a prestigious 9 storey building completed in 2018, offering market leading Grade A office accommodation.

Pedestrian access is provided via a double height reception off Central Square, with vehicle access to the basement car park located to the rear of the property, off Wood Street.

The available office space comprises the 3<sup>rd</sup> and 4<sup>th</sup> floors. Both floors are predominantly open plan, complemented by a mix of meeting rooms, break out areas and kitchen facilities.

The accommodation is immediately available, benefiting from exceptional quality Cat B fit-out, to suit 'plug and play' requirements.

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

 **Virtual Viewing**

To view our virtual viewing of 2 Central Square, please click here or scan the QR code to the right.





# Accommodation

	Sq. Ft	Sq. M
Third floor	19,212	1784.83
Fourth floor	19,212	1784.83
<b>Total</b>	<b>38,424</b>	<b>3,569.66</b>

*Cat B fit-out*



## Parking

Car parking is available in the secure basement car park which is barrier controlled.







## Specification

Internally the building is fitted to a high specification including:

- Fully accessible raised floors
- LED lighting
- Bike storage
- Showers
- Air conditioning
- 4 No. 26 person passenger lifts

- Carpeting and window blinds
  - High quality double height reception area
  - Male, female and disabled WC
  - Manned reception
  - BREEAM rating excellent
  - The space is desked for 379 number staff with associated furniture within a predominantly open plan configuration.





# Floor plan

Floors 3 & 4 each provide 19,212 sq ft.

The floors can be split to accommodate a range of size requirements up to 38,424 sq ft in total.



*Tea point dependant  
on tenant option*





## Terms/Tenure

Available as a sub-let for a term to be agreed. Rent on application.

## Rent

Rent on application

## Service charge

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

Further details available on request.

## Business rates

The occupier will be responsible for the business rates payable for the offices and associated car parking.

Pending re-assessment.

## EPC

The property has an asset performance rating of B/31

## Anti money laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Cooke & Arkwright & Emmanuel Jones may be required to establish the identity and source of funds of all parties to property transactions.

## VAT

All figures quoted are exclusive of VAT.

## Legal costs

Each party to bear their own legal costs.





# The city to succeed

Host to 3 universities

**A city for learning**



**35%**

of Graduates are still in Wales 10 years after graduation



**Closest capital city to London**



**£20b**

Annual visitors to Cardiff spending over £1 Billion

**45m**

1.6M people within a 45 minute commute of Cardiff City Centre

**105m**

Cardiff to London in 105 minutes post electrification

**#1**

UK core city as an office location



**Connected**

Cardiff is one of the most connected cities in the UK



**1.5 Million**

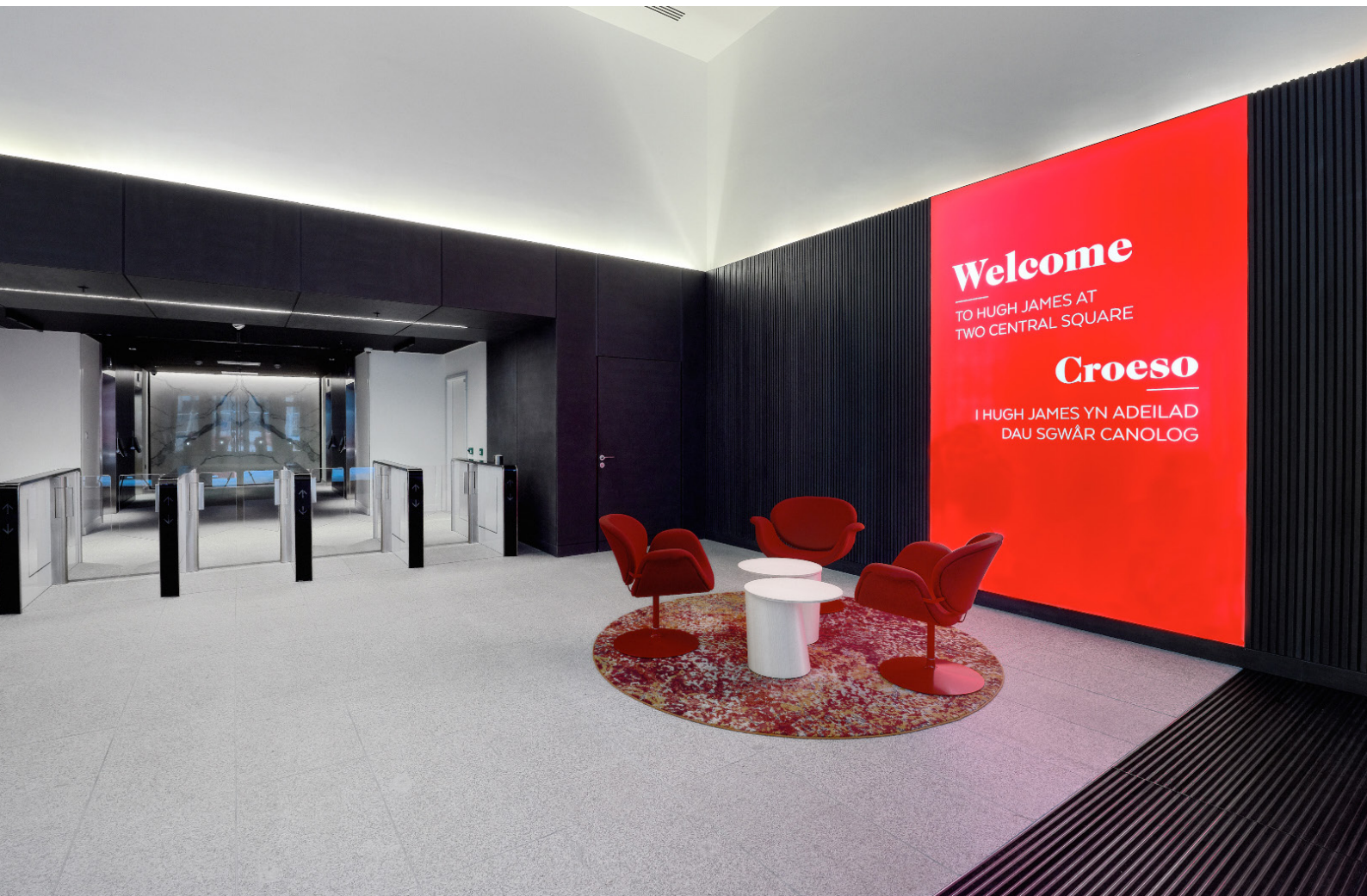
Cardiff capital region population



*Local occupiers*







**Welcome**  
TO HUGH JAMES AT  
TWO CENTRAL SQUARE

**Croeso**

I HUGH JAMES YN ADEILAD  
DAU SGWÂR CANOLOG



# Viewing & further information



**emanueljones**  
chartered surveyors



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

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#### Misrepresentation Act:

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1. These particulars do not constitute any part of an offer or contract.
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