

EASTGATE HOUSE

Newly Refurbished
Landmark Building
Office Space To Let



Eastgate House
Newport Road
Cardiff CF24 0AB



RECEPTION

INSIDE & OUT

Following a comprehensive internal and external, multi-million pound refurbishment we welcome you to Eastgate House.

Eastgate House has undergone a comprehensive make over which has transformed the property. Externally, elevations have been completely rendered and decorated, new double glazed windows have been installed.

Internally, the common areas including the reception, toilets and office suites have been upgraded to create a high quality office environment.



NEWPORT ROAD



MAIN ENTRANCE



Eastgate House has undergone external refurbishment to include new double-glazed aluminium windows and rendering.

VIEW FROM NEWPORT ROAD



CAFE RABAIOTTI

IN GOOD COMPANY

Excellent on-site amenities including a fully operated gym and coffee shop.

Already home to established office occupiers including University of Wales and the Secretary of State.



GYM



COFFEE SHOP



BOARDROOMS



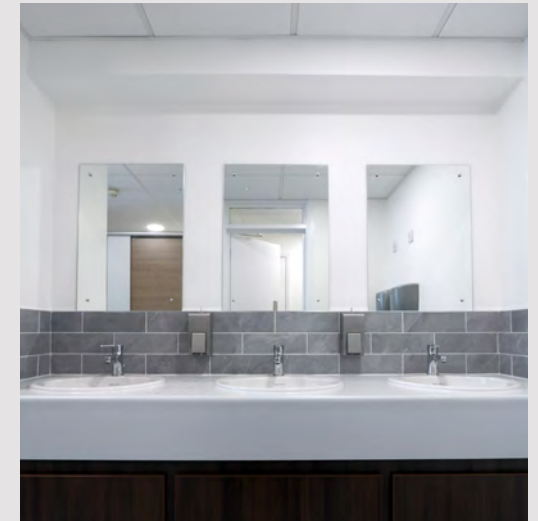
SPECIFICATION

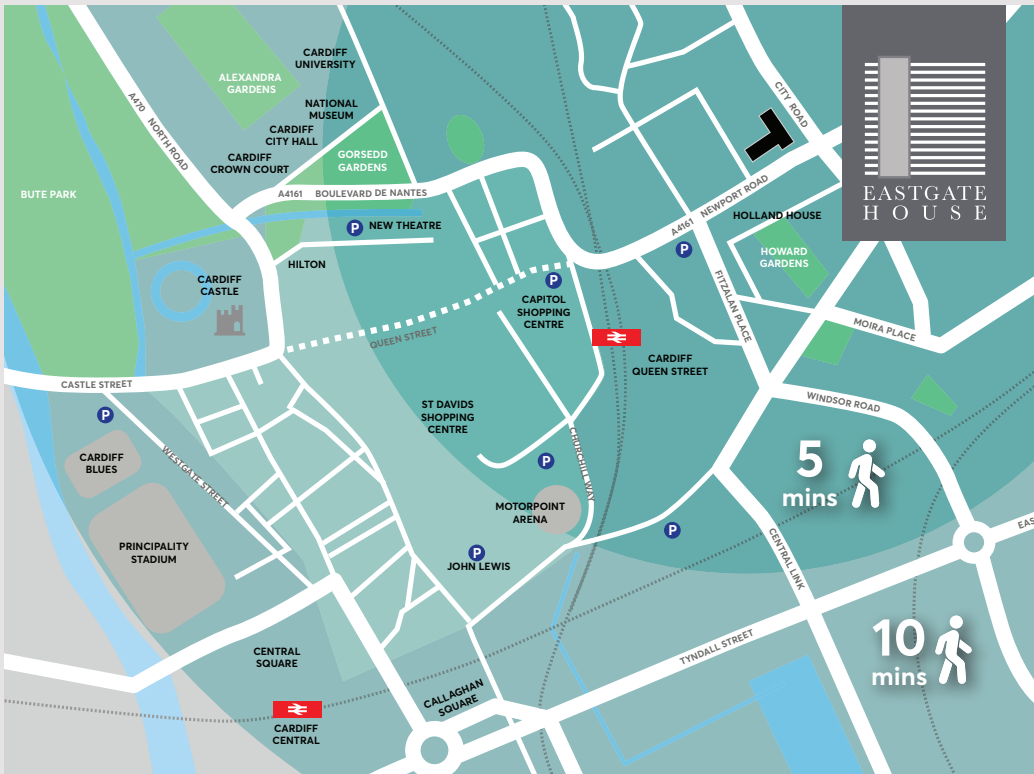
Flexible refurbished office accommodation which includes the following specification:

- Suspended ceilings
- Recessed LED lighting
- Perimeter trunking
- Carpeted floors
- Central heating
- Optional comfort cooling
- 3 passenger lifts
- New double glazed windows throughout
- Fully refurbished male and female toilets on each floor
- Brand new manned reception area

Car Parking

On-site car parking is available. Additional public parking is available in nearby car parks situated off Newport Road and City Road.



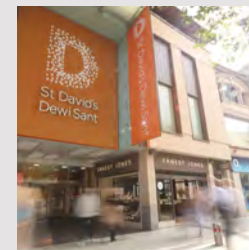


LOCATION CF24 0AB

Eastgate House, a centrally located office on the edge of a thriving capital city.

Situated on the eastern side of Cardiff centre on Newport Road, a popular office location. The property is a short walk from the main shopping area of Queen Street and Capitol Shopping Centre, St Davids and the many arcades that adorn the city.

Eastgate House also benefits from being located on the main bus route as well as being within walking distance of Queen Street railway station connecting to Cardiff Central station, Cardiff Bay and the Valley Lines.





ACCOMMODATION

Various office suites available on application to the agents.

Rates

All interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

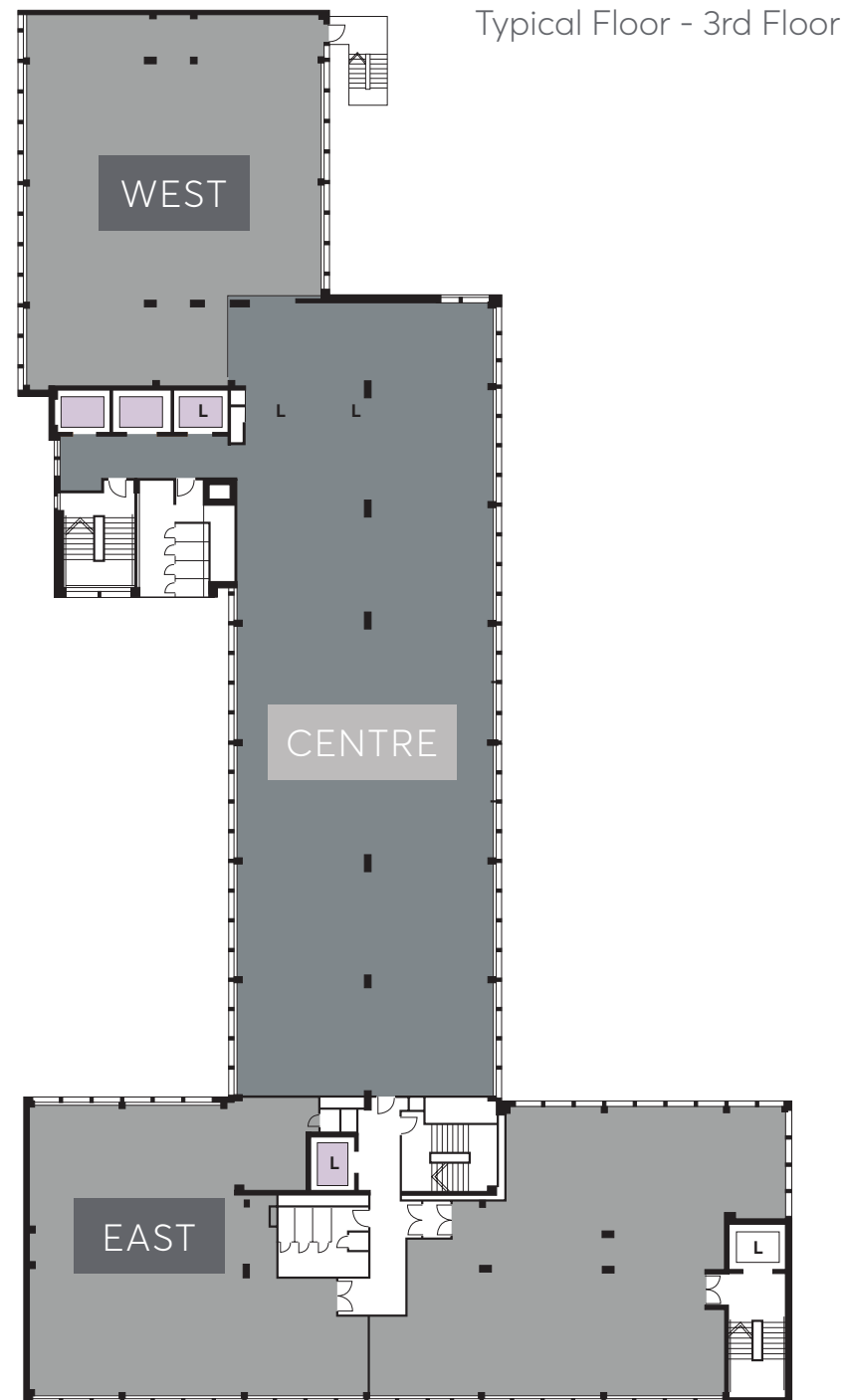
Quoting Terms

New full repairing and insuring lease, rent on application. All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

The property has the Energy Performance Rating of C: 69.

NEWPORT ROAD





1 EASTGATE HOUSE

2 Cardiff Central Station

3 Queen Street Station

4 Legal & General

5 Principality Stadium

6 St Davids Shopping Centre

7 Queen Street Shopping

8 Cardiff Castle

9 Swalec Stadium

10 City Hall & Museums

11 Mercure Holland House Hotel

12 Cardiff University - School of Engineering

13 Natural Resources Wales

14 Knox Road Car Park (747 spaces)

15 University of South Wales Campus

16 Magistrates Courts



EASTGATE
HOUSE

John James

john.james@fletchermorgan.co.uk

Matthew Jones

matthew.jones@fletchermorgan.co.uk

NEWPORT ROAD, CARDIFF CF24 0AB | www.eastgatehousecardiff.co.uk

The logo for Fletcher Morgan, featuring the name in white serif font on a dark blue background, with a red vertical bar to the left. Below the name is the phone number 029 2037 8921 in white on a dark blue background.



Ben Bolton

ben.bolton@coark.com

Mark Siddons

mark.siddons@coark.com

The logo for Cooke & Arkwright, featuring a stylized 'C' and 'A' in white on a dark blue background, followed by the company name in white serif font.

029 20 346346

www.coark.com

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Fletcher Morgan or any other joint agent in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Fletcher Morgan or any other joint agent has no any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: March 2021.