



## 3 Assembly Square

Britannia Quay, Cardiff, CF10 4PL

### High Specification Offices Located in Cardiff Bay

**4,405 to 13,559 sq ft**  
(409.24 to 1,259.67 sq m)

- Concierge Reception
- Shower Facilities
- Chilled Beam Air Conditioning
- 24-hour Security Access
- Disabled Access & Facilities
- Kitchen Fitout Services Available

# 3 Assembly Square, Britannia Quay, Cardiff, CF10 4PL

## Summary

<b>Available Size</b>	4,405 to 13,559 sq ft
<b>Rent</b>	£23.50 per sq ft
<b>Rates Payable</b>	£8.50 per sq ft
<b>Service Charge</b>	£12.29 per sq ft
<b>Car Parking</b>	Basement car park is available at a ratio of: 1:720 sq.ft. Additional spaces may be available (along with concessionary rates) for occupiers at Pierhead Street multi-storey car park opposite.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (61)

## Description

Assembly Square is a high specification building with full height glazed atrium. The building has spectacular views over Roath Basin and Cardiff Bay. It is two minutes from Mermaid Quay.

## Location

Cardiff Bay has good rail links to Queen Street and Cardiff Central Railway with main line services to Swansea, Bristol and London. There is also a bus link which provides good access to all parts of the City and railway links.

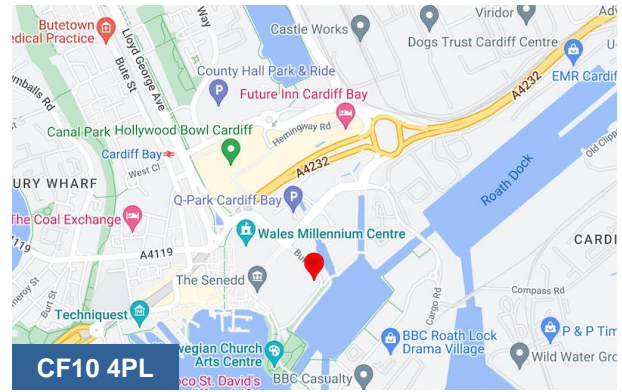
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	9,154	850.43	Available
3rd	4,405	409.24	Available
<b>Total</b>	<b>13,559</b>	<b>1,259.67</b>	

## Viewings

Strictly by appointment with Cooke & Arkwright;  
or joint agents Knight Frank.



## Viewing & Further Information



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