

# To Let



## Part 4th Floor, 3 Assembly Square

Britannia Quay, Cardiff, CF10 4PL

# High quality furnished Grade A office accommodation

**7,374 sq ft** (685.07 sq m)

- Grade A accommodation
- 7 demised parking spaces
- Fitted out and furnished for 60 staff
- Generous breakout and kitchen facilities

### Part 4th Floor, 3 Assembly Square, Britannia Quay, Cardiff, CF10 4PL

#### **Summary**

Available Size	7,374 sq ft		
Rent	£23 per sq ft		
Rates Payable	£10.67 per sq ft		
Rateable Value	£140,000		
Service Charge	£8.50 per sq ft		
Car Parking	7 basement spaces are available, plus additional spaces in the local NCP secured on licence		
VAT	Applicable		
Legal Fees	Each party to bear their own costs		
Estate Charge	N/A		
EPC Rating	C (61)		

#### Terms

The office is available by way of an assignment or sub-lease of the existing lease - expiry 16th November 2029.

#### Description

The building comprises of the following specification:

Chilled beam air conditioning Raised access floor with busbar system Fitted kitchen and break out space Concierge reception Shower facilities, cycle parking and drying room 24 hour security and access Disabled access and facilities Furnished with existing fit out available for 60 staff .

#### Location

3 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 a two minute walk from Mermaid Quay.

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

Name	sq ft	sq m	Availability
4th	7,374	685.07	Available
Total	7,374	685.07	

#### Viewings

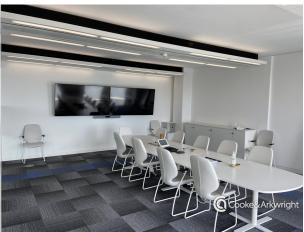
Strictly by appointment with sole agents Cooke & Arkwright.

#### 7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited. Generated on 22/07/2024







### Viewing & Further Information



Mark Siddons 029 2034 6361 mark.siddons@coark.com



Ben Bolton 02920 346376 ben.bolton@coark.com