



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

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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.

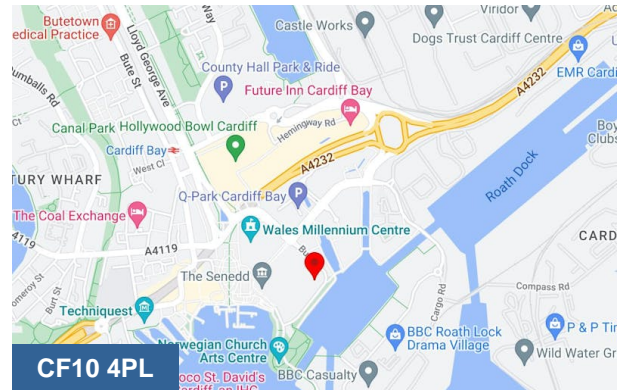
Cardiff Bay has good rail links to Queen Street and Cardiff Central Railway with main line services to Swansea, Bristol and London. There is also a bus link which provides good access to all parts of the City and railway links.

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.



Viewing & Further Information



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