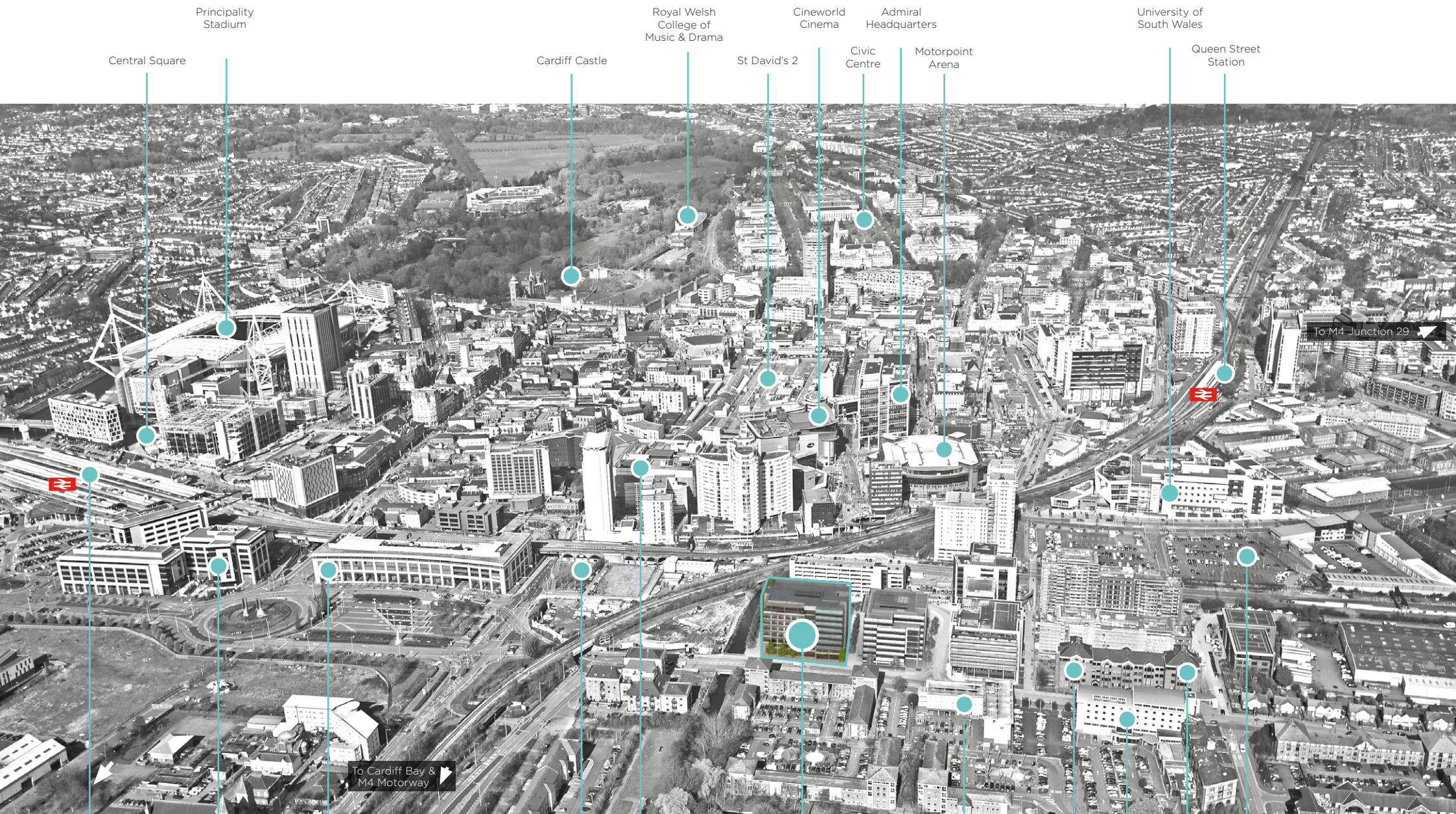


TO LET
GROUND FLOOR RETAIL & LEISURE



NUMBER **FOUR**





Principality Stadium

Central Square

Cardiff Castle

Royal Welsh College of Music & Drama

St David's 2

Cineworld Cinema

Admiral Headquarters

Civic Centre

Motorpoint Arena

University of South Wales

Queen Street Station

To M4 Junction 29

To Cardiff Bay & M4 Motorway

Central Rail Station

British Gas

Eversheds

Proposed Office / Residential / Hotel Scheme

John Lewis

Ibis Hotel

University of South Wales

Novotel Hotel & Gym

Capital Law

500 Space Car Park



CURRENT OCCUPIERS

Brookfield
Infrastructure Partners

CAPITAL LAW

ALERT LOGIC

GIG NHS | Iechyd Cyhoeddus
Cymru
Public Health
Wales

Home Office
BUILDING A SAFE, JUST
AND TOLERANT SOCIETY

OPUS
energy

KIN+ILK

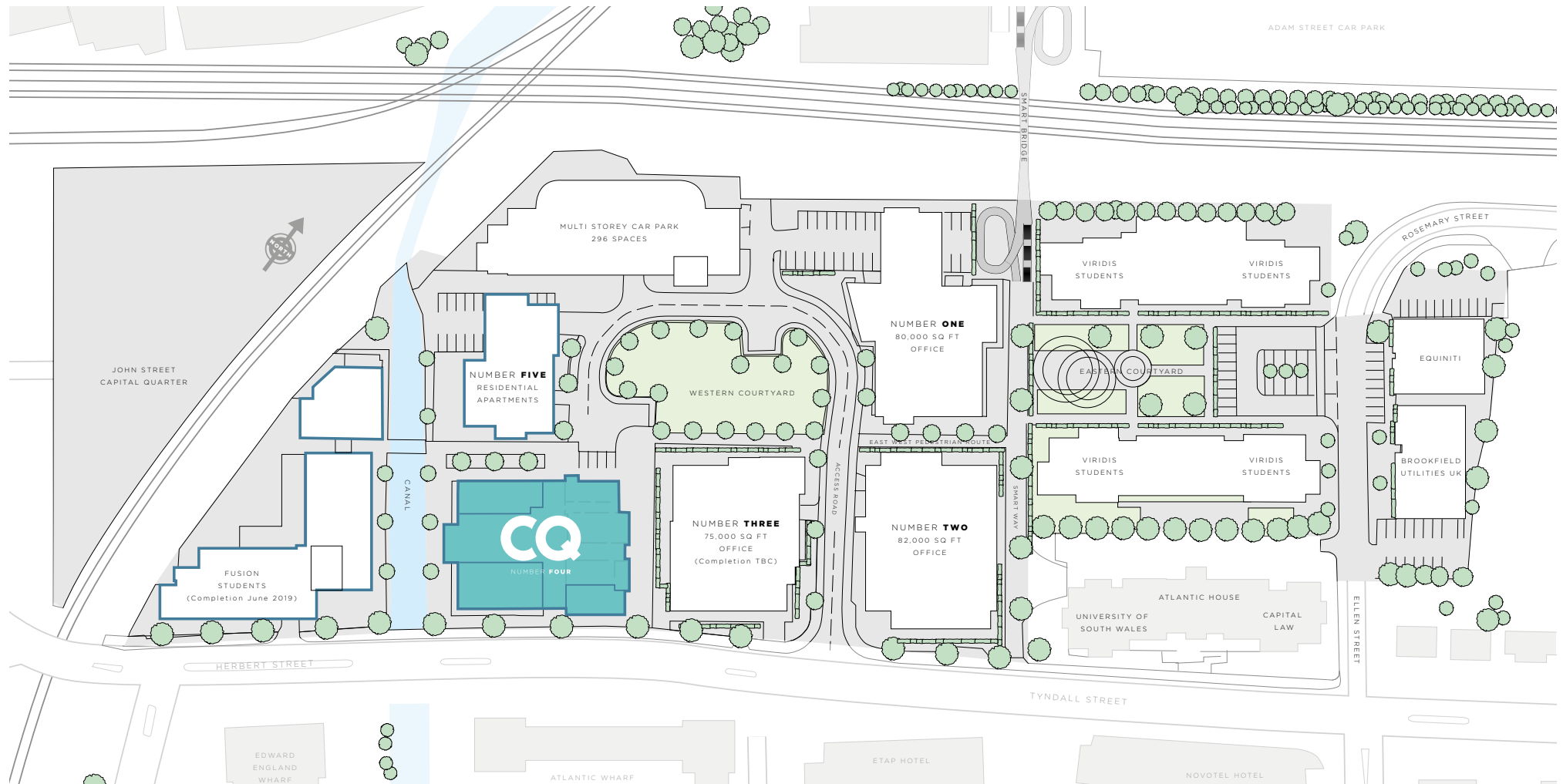
WSP | PARSONS
BRINCKERHOFF

University of
South Wales
Prifysgol
De Cymru

FINANCE WALES
CYLLID CYMRU

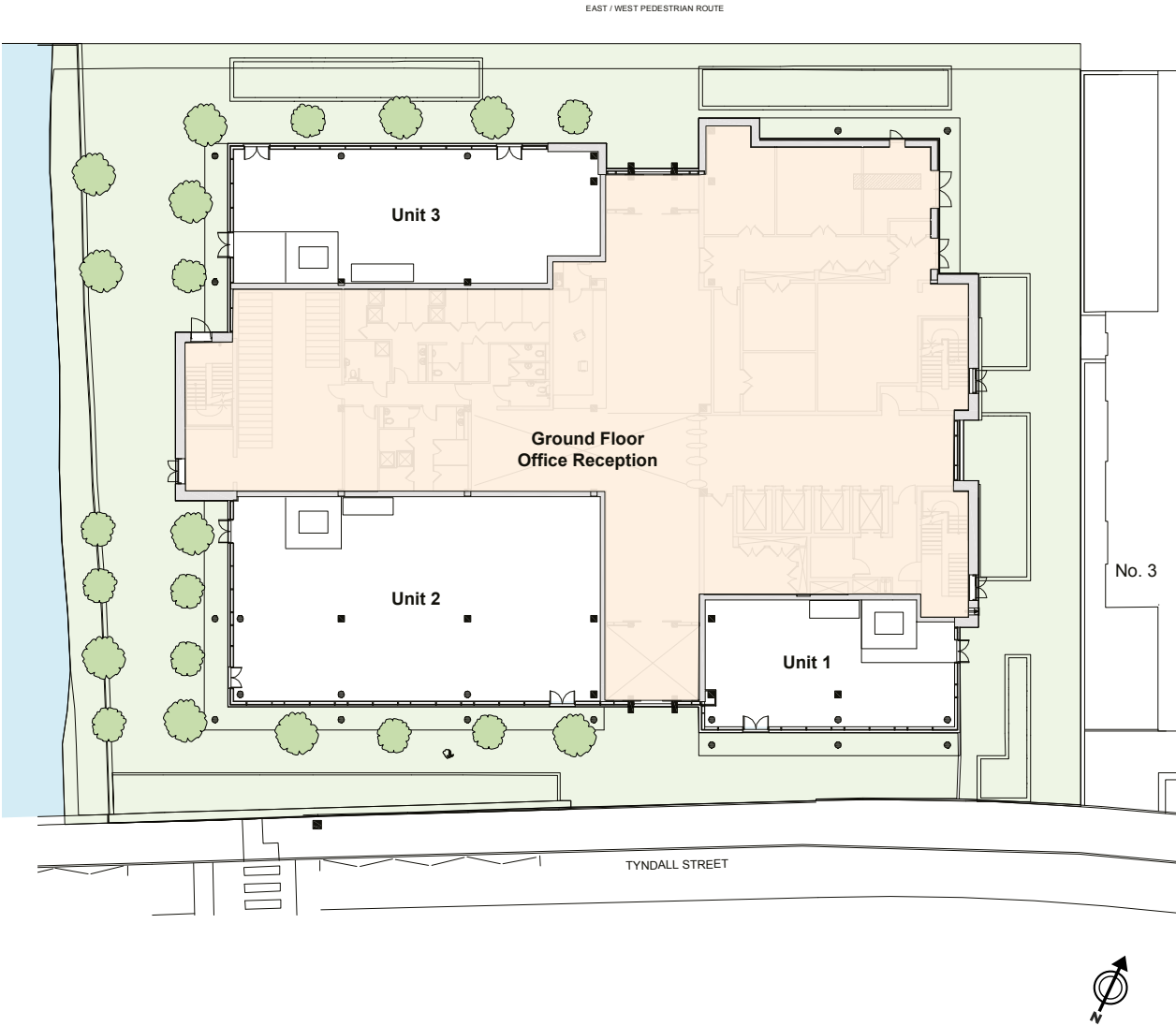
Which?

EQUINITI



- Landmark building in the heart of Cardiff City Centre.
- Part of Capital Quarter Scheme with office, student and PRS uses
- Unit overlooking water / canal
- Unique opportunity to be part of flagship development
- A1, A2 & A3 planning will suit variety of uses.

Capital Quarter comprises an exciting 10 acre mixed use City Centre development with over 1m sqft of development including offices, student housing, PRS and retail/leisure.



LOCATION

Within a few minutes walk of Cardiff's two principle railway stations, Capital Quarter is conveniently situated in the heart of the city. Current occupiers include Finance Wales, Alert Logic, Which?, Home Office, Public Health Wales and Opus Energy.

DESCRIPTION

The units comprise the ground floor element of Number 4 Capital Quarter, a 96,873 sq ft, eight storey Grade A office with ground floor retail / leisure.

ACCOMMODATION

The units will comprise the approximate GIA areas:-

Unit	Sq Ft	Sq M
Unit 1	1,185	110.08
Unit 2	2,850	264.77
Unit 3	1,775	164.9

TIMING

Completion of the building works are scheduled for April 2019 albeit there is potential for earlier occupation of the ground floor commercial units.

PLANNING

The properties benefit from A1, A2 and A3 planning consent.

SPECIFICATION

The units will be handed over in shell condition with capped off services and glazed shop fronts.





View from Tyndall Street (CGI)



NUMBER **FOUR**

capitalquarter.com

A development by JR Smart
jrsmart.com

Contact sole agents



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SUBJECT TO CONTRACT
Misrepresentation Act

EJ Hales for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate.
3. No persons in the employment of Messrs EJ Hales has any authority to make or give any representation or warranty whatsoever in relation to this property.
4. All correspondence regarding this offer is subject to contract.

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