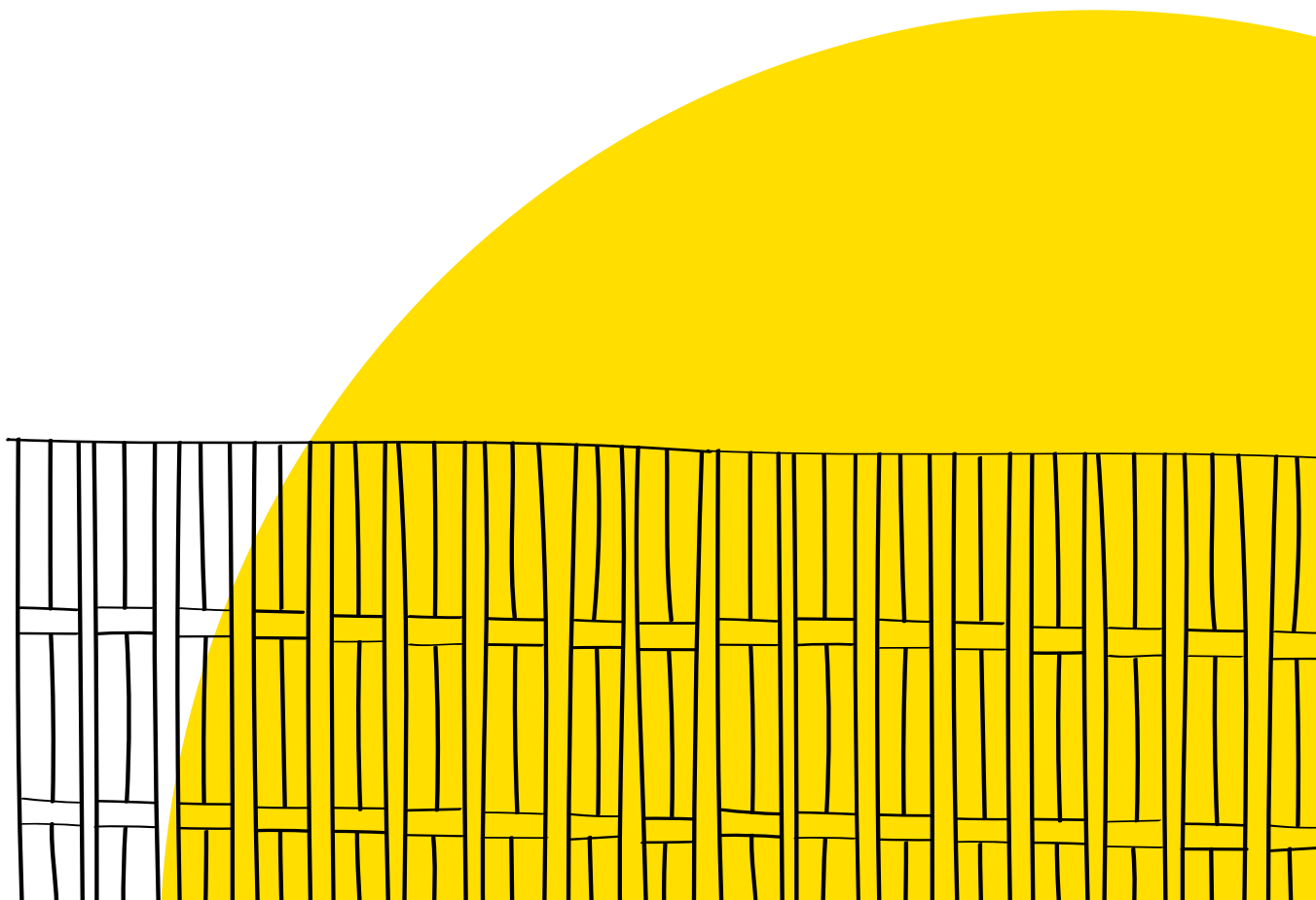


John Street

CALLAGHAN SQUARE





A new space to ~~work~~ connect

A new development in the heart of Cardiff city centre. 107,000 sq.ft. of Grade A office accommodation with floor plates of 13,000 sq.ft.



- 1 Central Railway Station
- 2 BBC Headquarters
- 3 Café Quarter
- 4 St. David's 2
- 5 John Lewis
- 6 Smart Bridge

- 7 500 Space Car Park
- 8 University of South Wales
- 9 Queen Street Railway Station
- 10 Novotel Hotel & Gym
- 11 Radisson Hotel
- 12 Principality Stadium

- 13 Admiral Headquarters
- 14 Motorpoint Arena
- 15 Ibis Hotel
- 16 Development Bank of Wales
- 17 Public Health Wales
- 18 Eversheds

- 19 Aon Insurance, Mott MacDonald
- 20 Maldron Hotel
- 21 Cardiff Castle
- 22 Civic Centre
- 23 Callaghan Square
- 24 British Gas

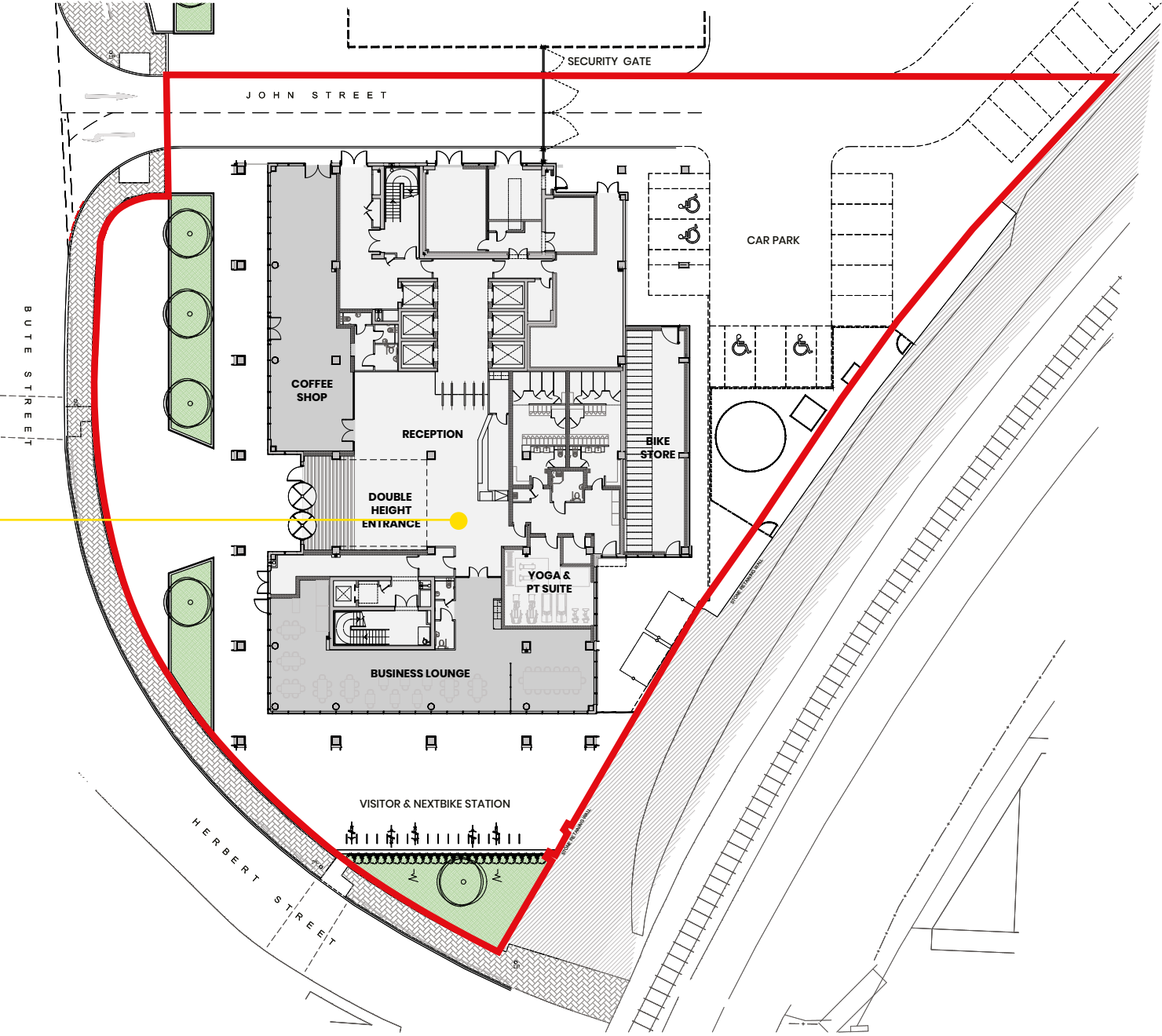
- 25 Capital Law
 - 26 Cineworld Cinema
 - 27 Brookfield Utilities UK
 - 28 Capital Quarter Car Park
- P** Car Parks

**At the
centre
of it all**



A space you have love to work in

Ground Floor Plan





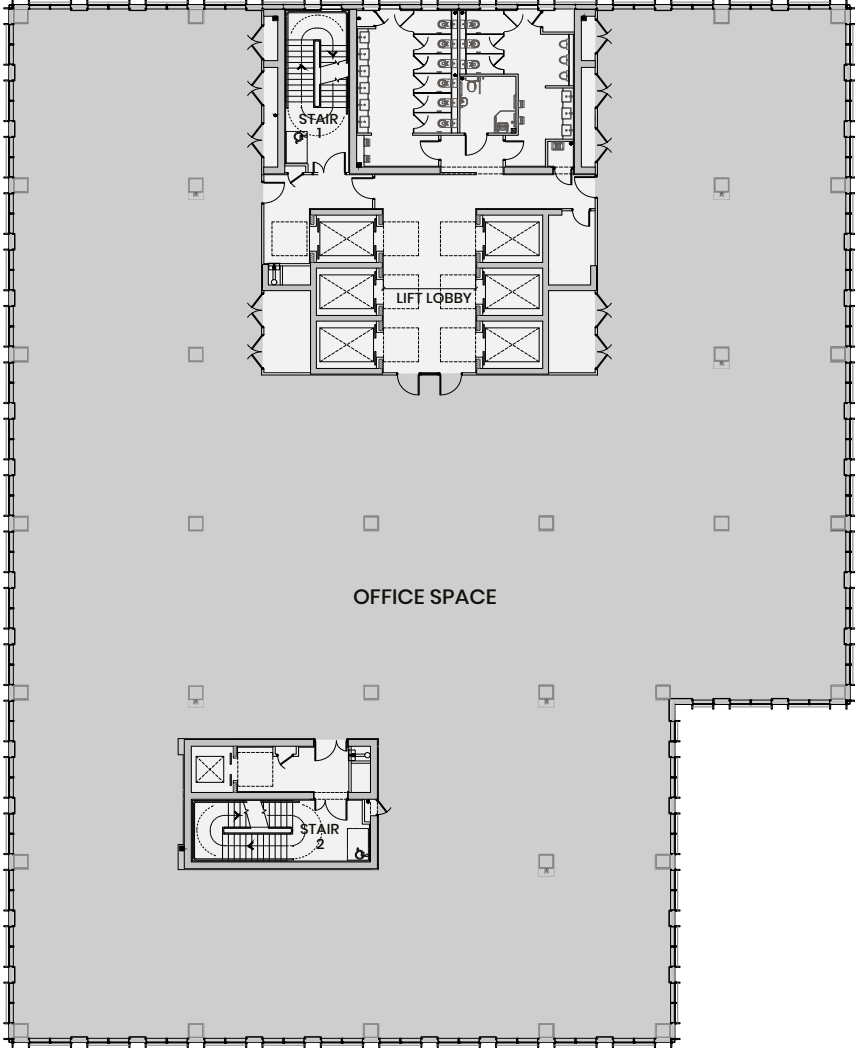
Coffee Shop



Business Lounge

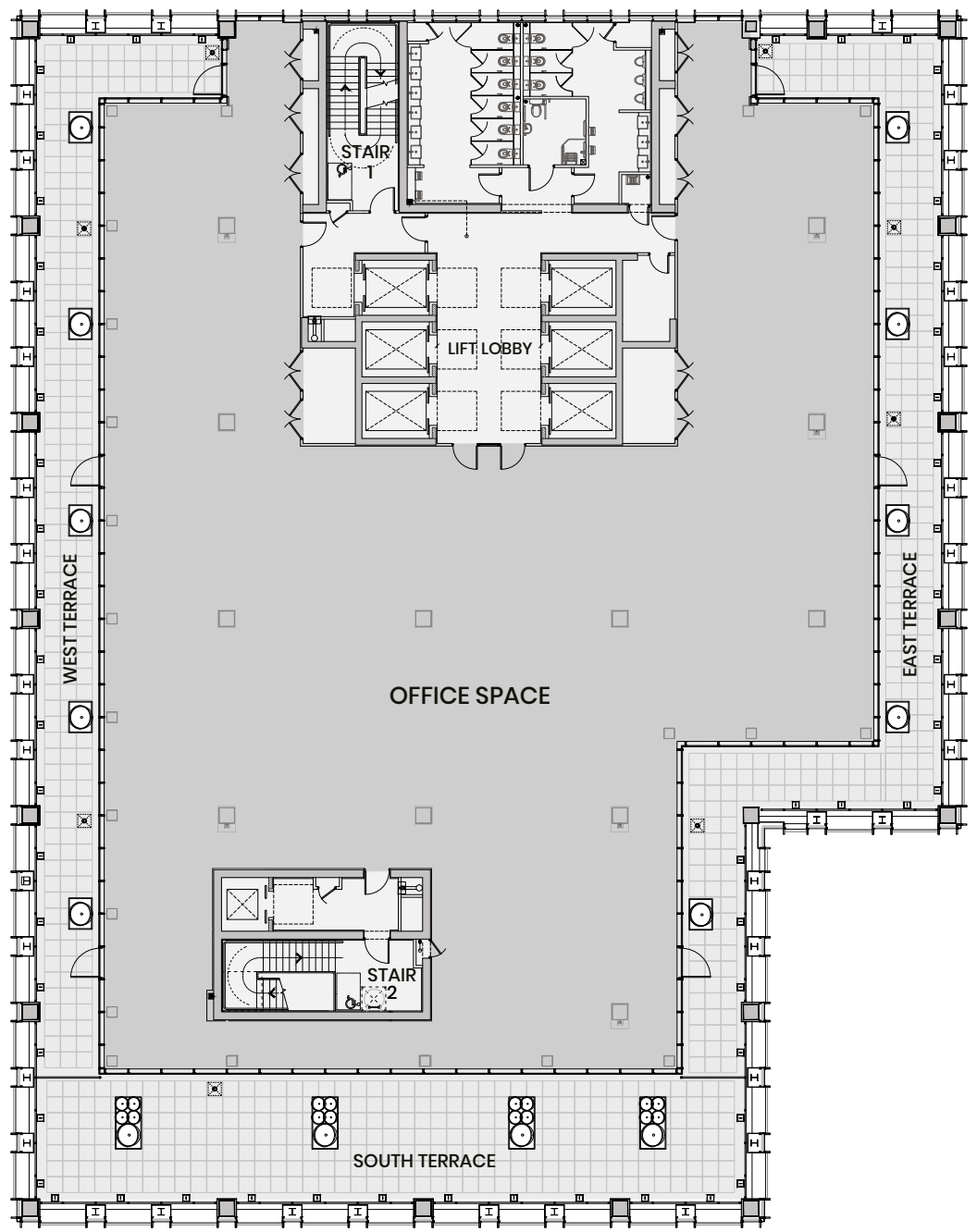


Typical Floor Plan





9th Floor Plan



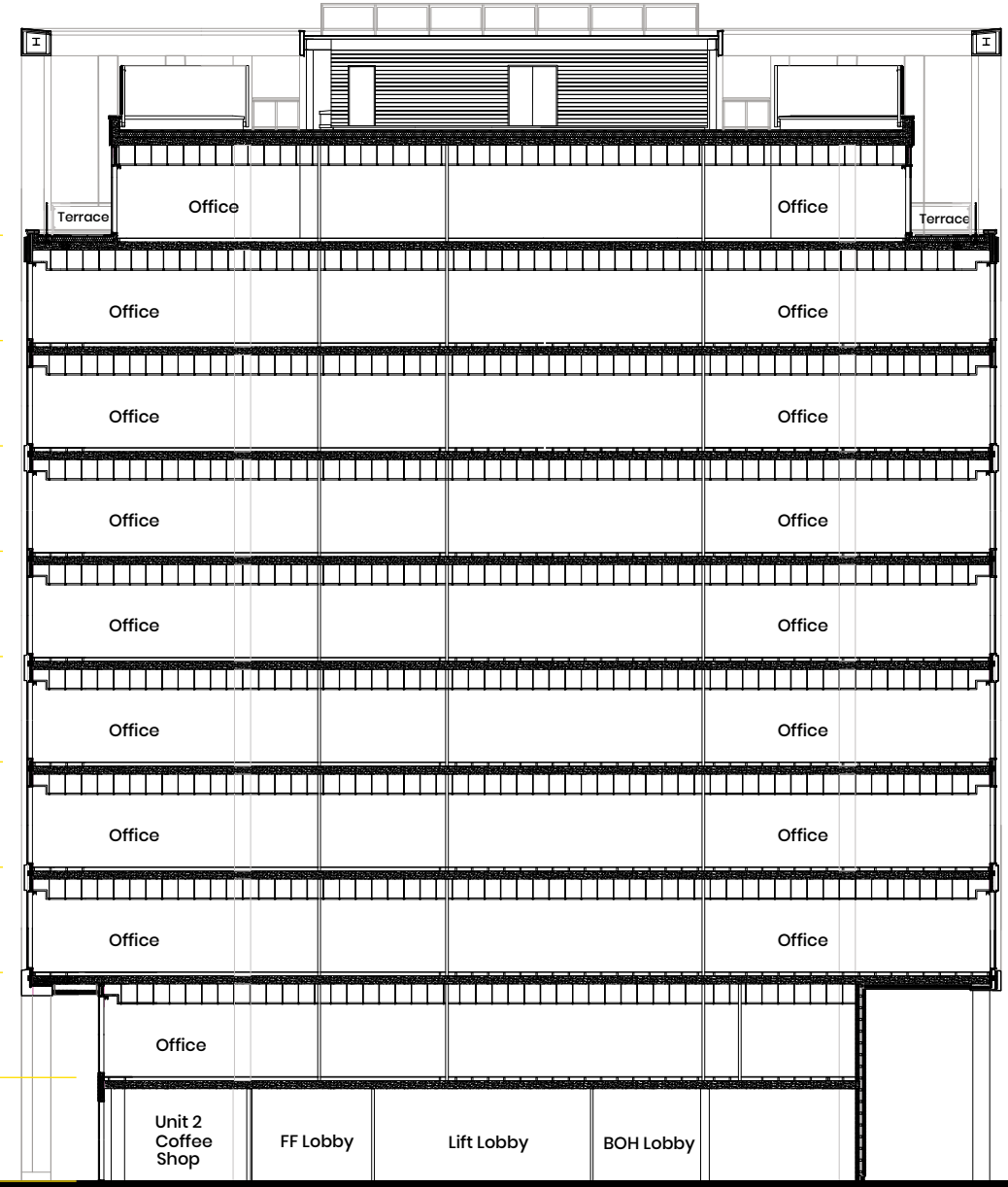
With a stunning roof terrace

This exciting new development features a roof terrace with a view over Cardiff City Centre.



Office

Level 9	7,965 sq ft
Level 8	12,915 sq ft
Level 7	12,915 sq ft
Level 6	12,915 sq ft
Level 5	12,915 sq ft
Level 4	12,915 sq ft
Level 3	12,915 sq ft
Level 2	12,915 sq ft
Level 1	8,020 sq ft
Level 0	5,960 sq ft



Schedule of Accommodation

Business Lounge	1,830 sq ft
Coffee Shop	1,505 sq ft
Reception	2,625 sq ft



Specification

- Target EPC – A
- Target BREEAM – Excellent
- 4 Pipe fan coil units via roof mounted chillers with central AHU's
- Sprinkler Protection
- 7 Lifts to building
- LED lighting (with presence detection + daylight dimming)
- Raised Floors
- Access Control
- CCTV
- Separate male/female changing areas + showers
- Internal bike storage room + drying room
- Rooftop Terrace
- Ground Floor Coffee Shop
- Business Lounge
- Training Suite/Gym

**Built Designed
for excellence**



~~Imagine~~ Be the future of Cardiff



For further information or to
arrange a inspection please
contact:

MARK SUTTON
02920 492 492
mark.sutton@knightfrank.com

 a development by JR Smart

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