

An outstanding flagship
space available in the
heart of Cardiff.

63-67

QUEEN
STREET
CARDIFF

RIVER ISLAND

40%
OFF

ZARA

ZARA

ZARA

TOPMAN

TO LET

Flexible space up to

90,000 sq ft*

*Subject to vacant possession

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63-67

QUEEN STREET CARDIFF

An outstanding flagship space available in the heart of Cardiff.

- Highly prominent building with extensive frontage to pedestrianised Queen Street
- Modern construction behind period, character frontage
- Flexible accommodation providing up to c.90,000sq ft GIA
- Potential for various alternative uses (subject to planning)

2 million
catchment within
45 min drivetime

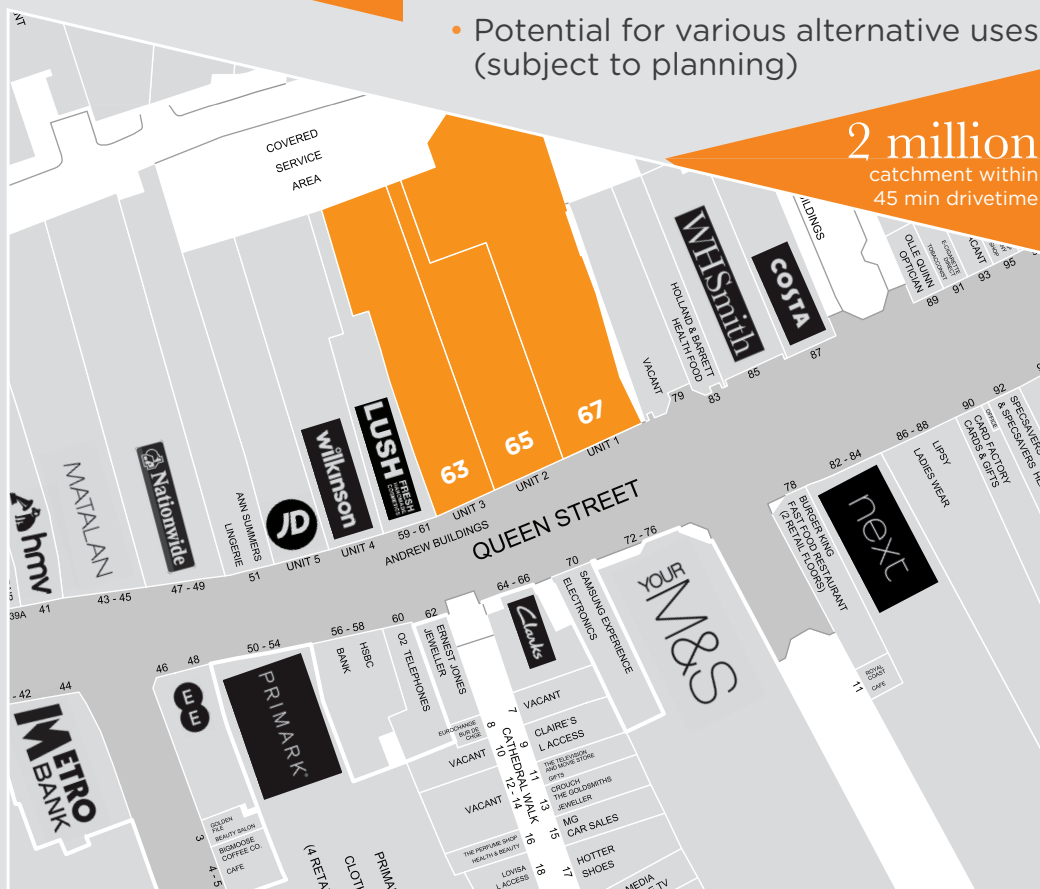
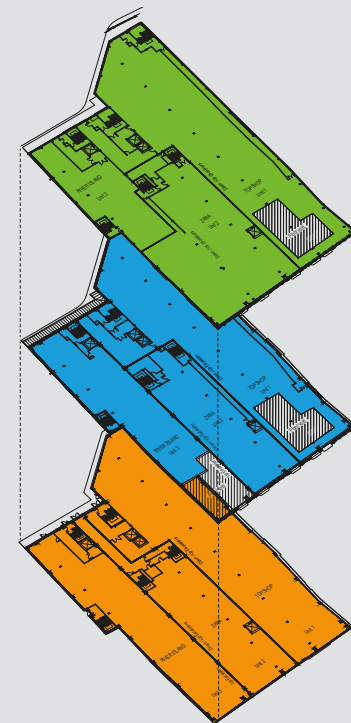


Current Configuration NIA

Property	63	65	67	All Units
Ground	7,278 sq ft	6,356 sq ft	13,217 sq ft	26,851 sq ft
Floor Sales	(676.15 sq m)	(590.49 sq m)	(1,227.90 sq m)	(2,494.54 sq m)
1st Floor	6,050 sq ft	4,413 sq ft	13,496 sq ft	23,959 sq ft
	(562.06 sq m)	(409.98 sq m)	(1,253.82 sq m)	(2,225.86 sq m)
2nd Floor	4,116 sq ft	7,404 sq ft	13,625 sq ft	25,145 sq ft
	(382.39 sq m)	(687.85 sq m)	(1,265.80 sq m)	(2,336.05 sq m)
Total NIA	17,444 sq ft	18,173 sq ft	40,338 sq ft	75,955 sq ft
	(1,620.60 sq m)	(1,688.33 sq m)	(3,747.52 sq m)	(7,056.45 sq m)

Benefitting from a unique character frontage this modern building offers complete flexibility in terms of how it can be split, either vertically or laterally.

EPC available on request.



savills

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