



NUMBER **FOUR**



Number Four Capital Quarter is a new eight storey landmark office development in the heart of Cardiff City Centre's Enterprise Zone.

The building will provide 96,873 sq ft of superior office space, incorporating a central atrium, high quality reception and roof terrace. The building incorporates the occupational density of open floor plates to suit the current and future needs of modern office occupiers.

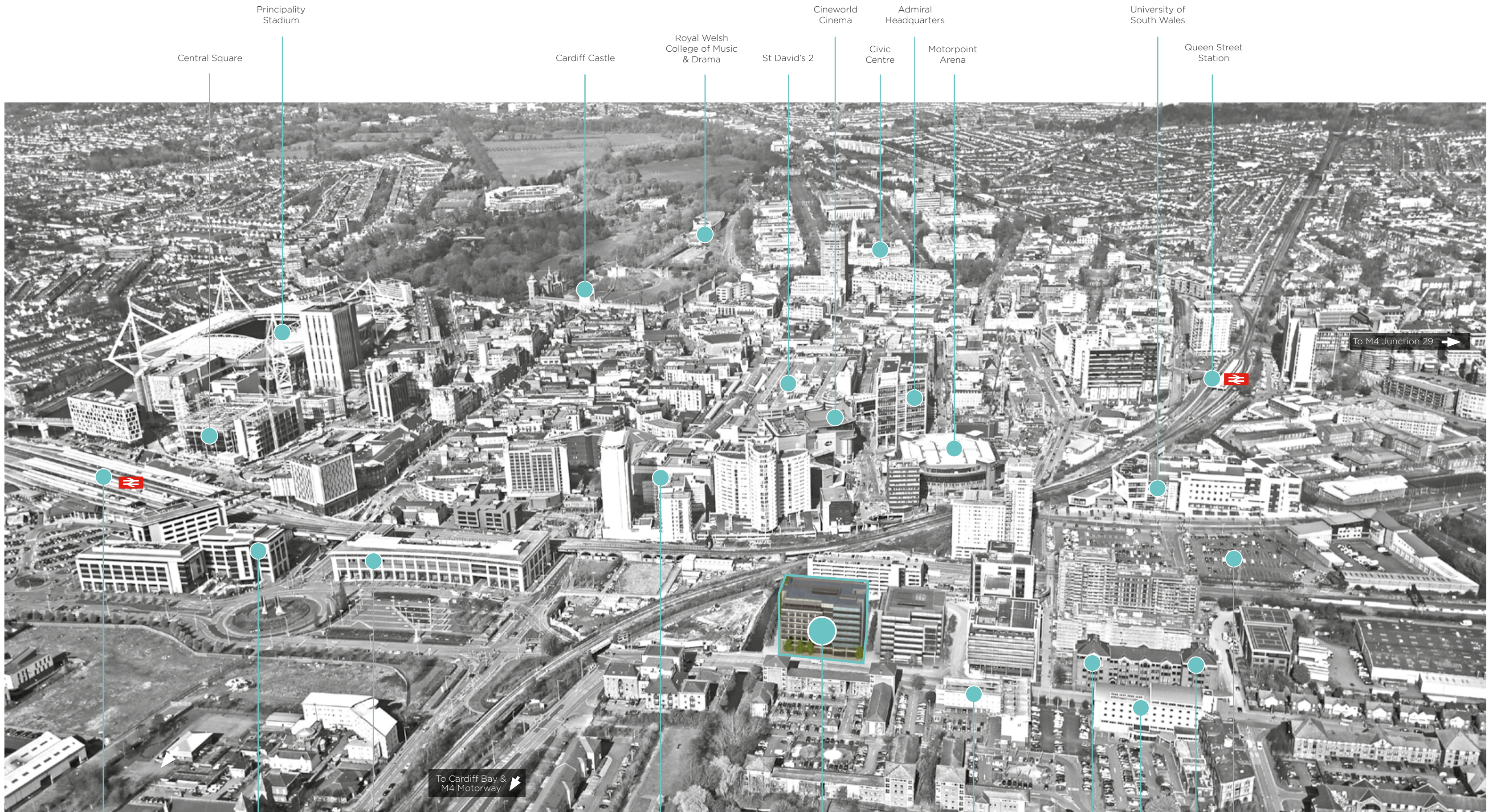
Number Four will join the existing 275,000sq.ft. of office space at Capital Quarter that is already home to Finance Wales, Alert Logic, WSP-Parsons Brinckerhoff, Network Rail, Home Office, Public Health Wales and Opus Energy.

Within a few minutes walk of Cardiff's two railway stations, Capital Quarter is conveniently situated for public transport links along with public parking. With the excellent City Centre leisure and retail offer nearby, Number Four Capital Quarter is one of the most desirable business addresses in Cardiff.









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

John Lewis

Ibis Hotel

University of South Wales

Novotel Hotel & Gym

Capital Law

500 Space Car Park







- Completed
- Under Construction
- Outline/Detailed Planning

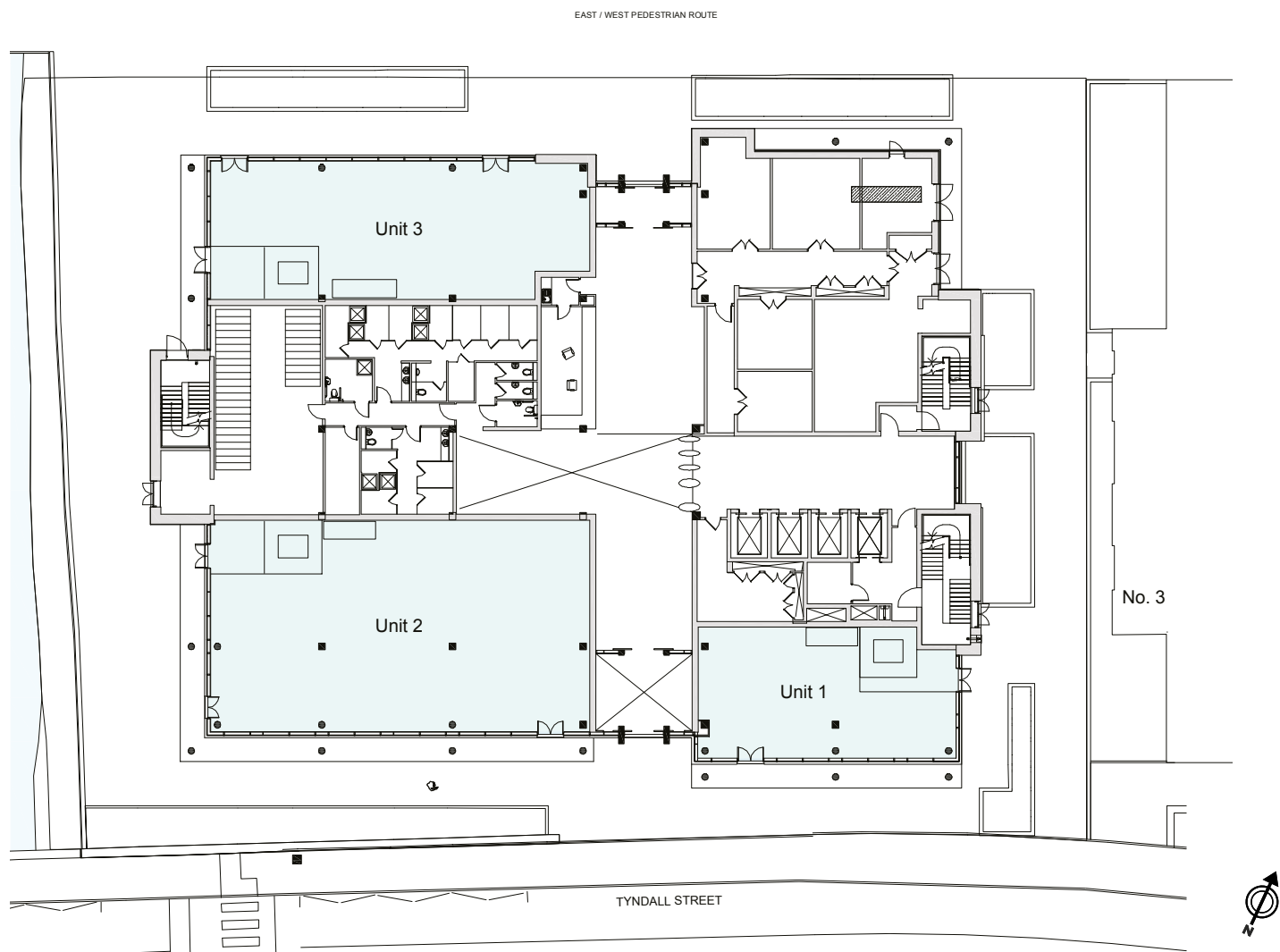
FEATURES

- BREEAM – designed to 'Excellent' rating
- 2.70m floor to ceiling height
- Suspended ceilings and full access raised floors
- LED lighting
- Male/Female WC facilities on each floor
- DDA access and facilities
- Shower & locker facilities
- On-site parking at adjacent public car park
- Secure cycle parking
- Central atrium
- Secure reception
- 1:8 occupational density throughout
- Large flexible floorplate
- Access control systems provided to core areas
- Roof mounted photovoltaic system

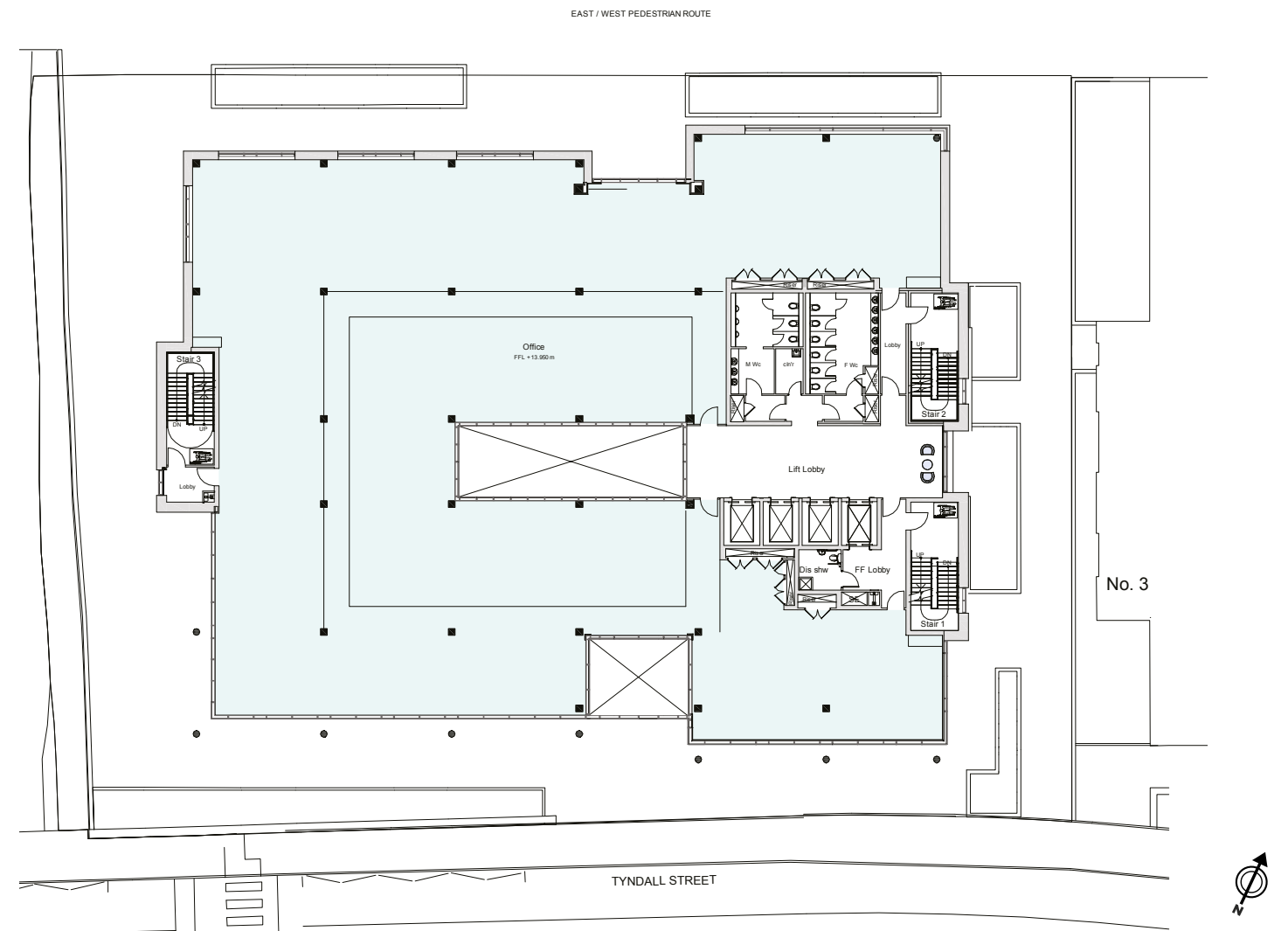


Main Reception and Entrance (CGI)

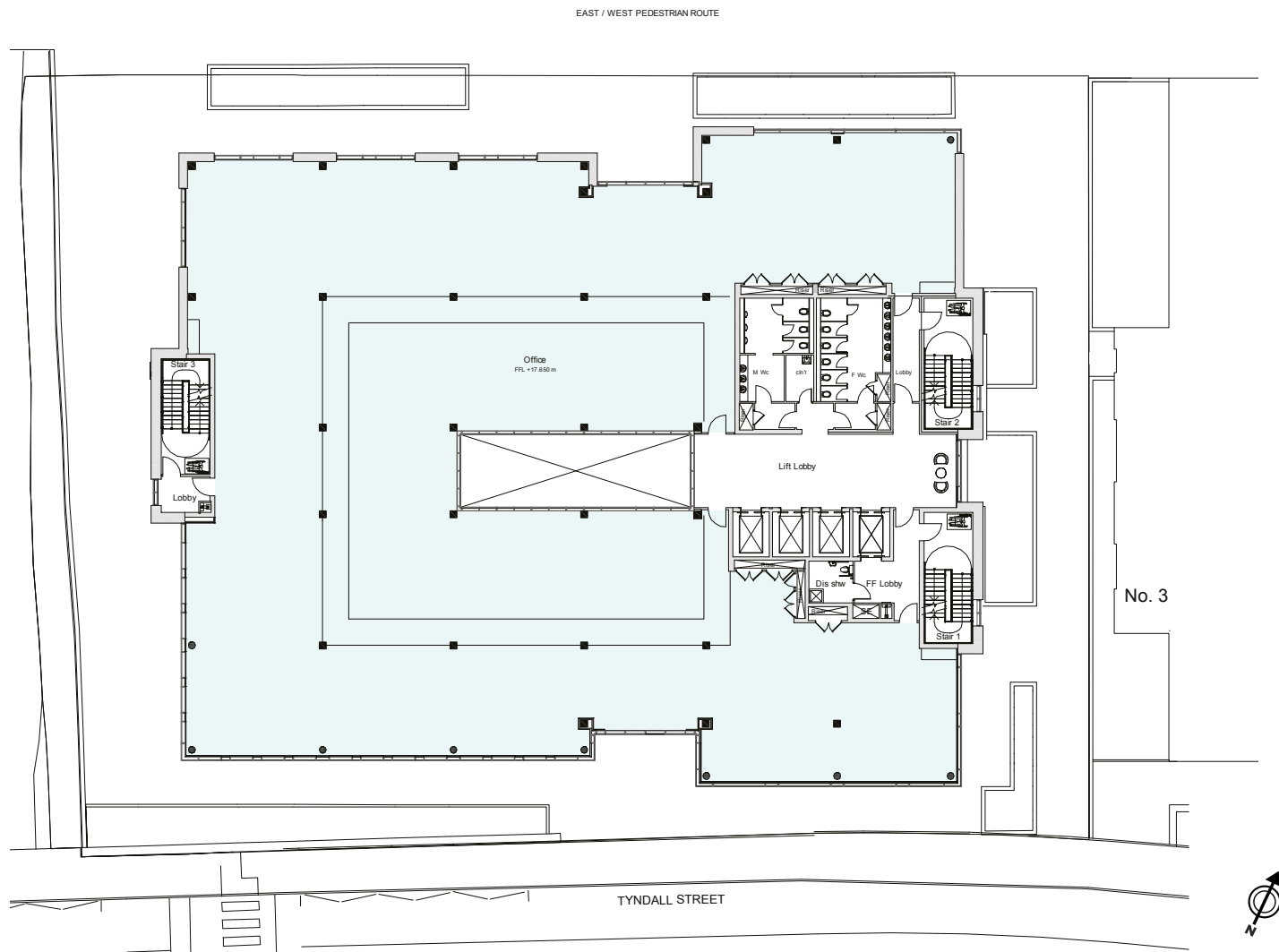




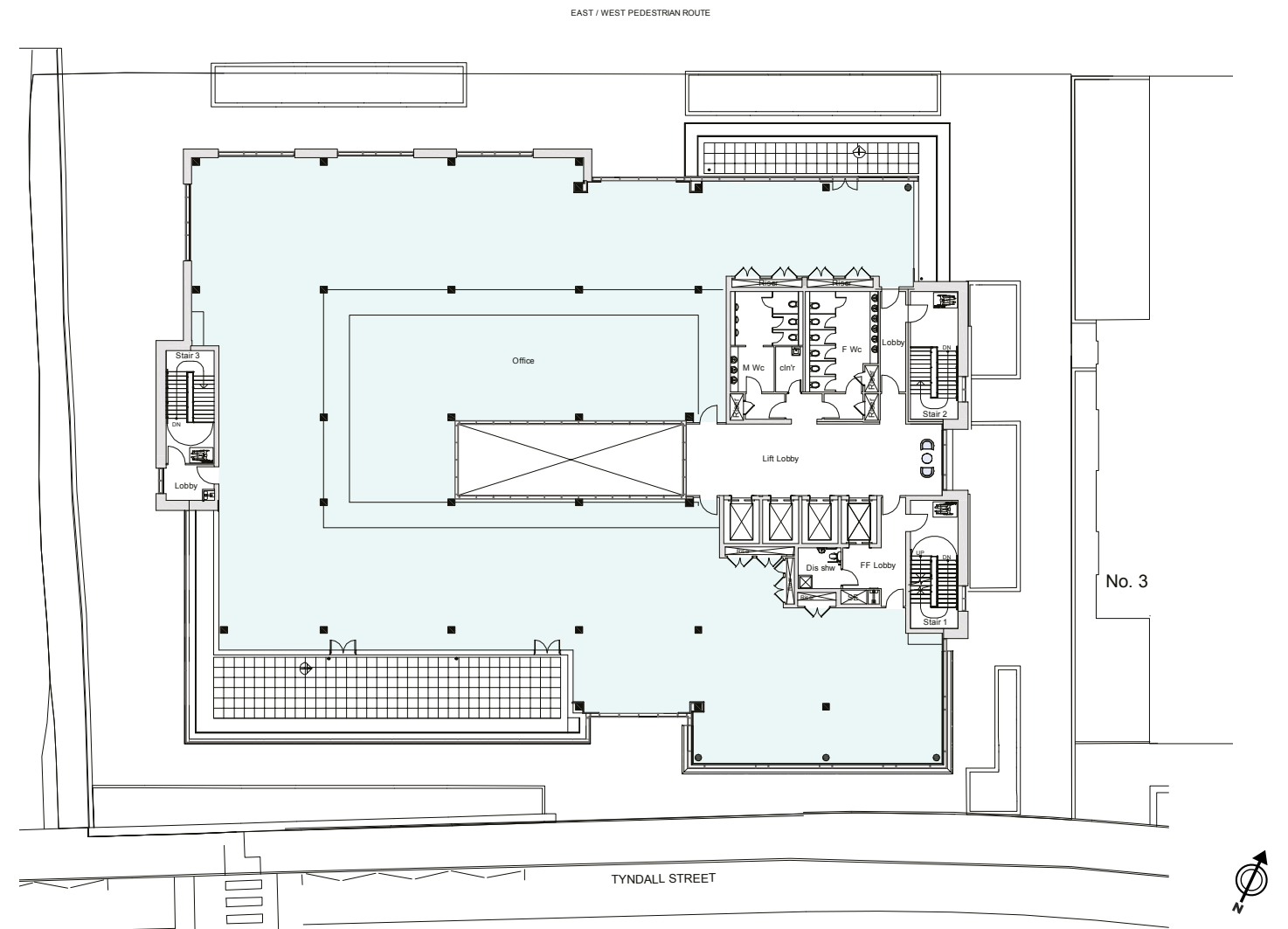
Ground Floor Plan - 3,390 sq ft



First Floor Plan - 11,840 sq ft

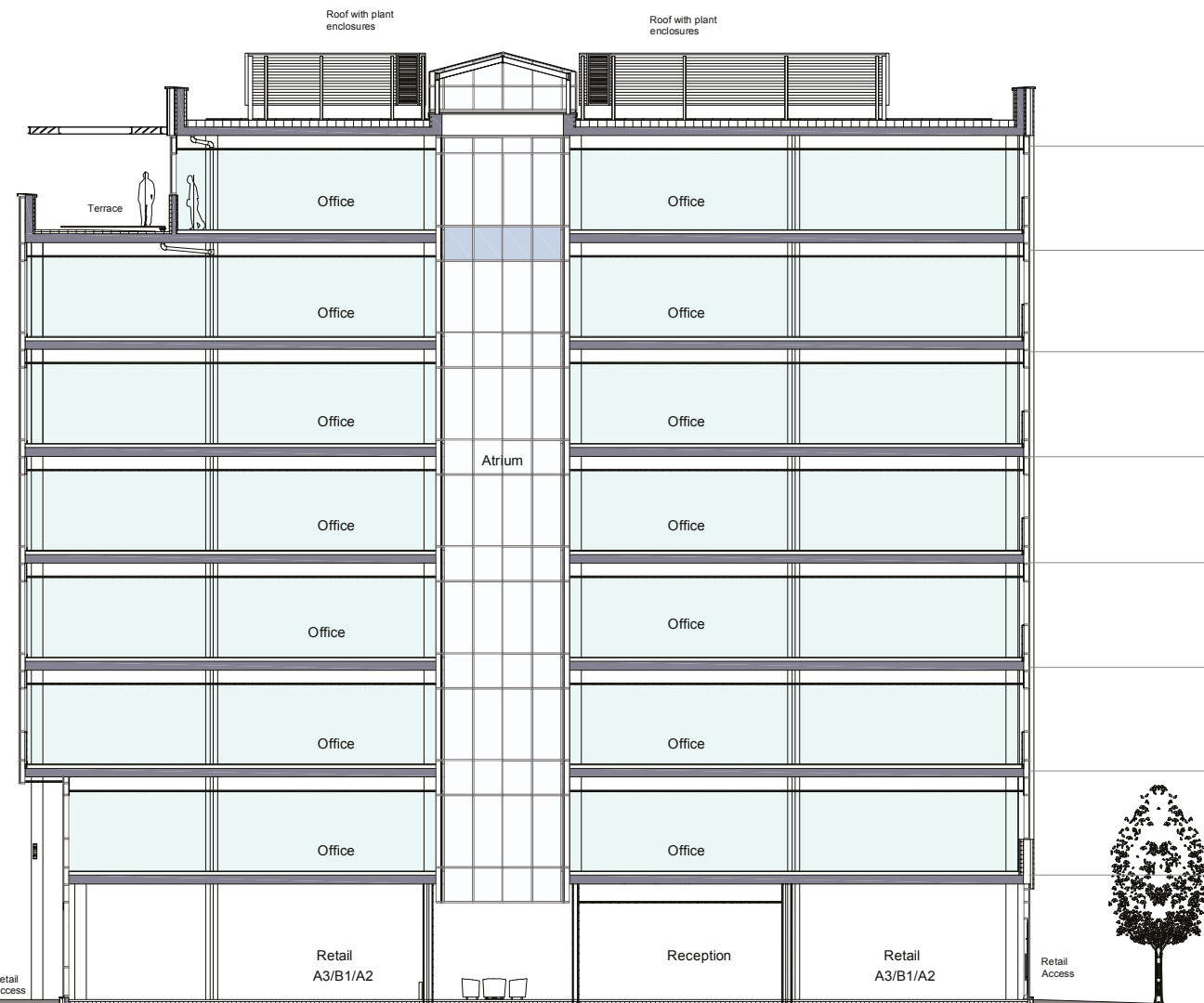


Second to Sixth Floor Plan - 12,970 sq ft



Seventh Floor Plan - 10,980 sq ft





## NUMBER FOUR

### SCHEDULE OF AREAS

	Sq.m.	Sq.ft.
Floor 7 Offices	1,020	10,980
Floor 6 Offices	1,205	12,970
Floor 5 Offices	1,205	12,970
Floor 4 Offices	1,205	12,970
Floor 3 Offices	1,205	12,970
Floor 2 Offices	1,205	12,970
Floor 1 Offices	1,100	11,840
Ground Floor		
Unit 1	265	2,850
Unit 2	110	1,185
Unit 3	165	1,775
Reception, Waiting Area & Lift Lobby	315	3,390
<b>Total</b>	<b>9,000</b>	<b>96,873</b>

The above IPMS 3 areas are approximate only and are subject to measurement in accordance with the RICS property measurement 1st edition, May 2015.





Main Reception (CGI)





View from Tyndall Street (CGI)





**Brookfield**  
Infrastructure Partners

**C** CAPITAL LAW

**A** 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

**NetworkRail**

**EQUINITI**



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**Enterprise  
Zones  
Wales  
Central  
Cardiff**

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[capitalquarter.com](http://capitalquarter.com)

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