# 1 CAPITAL QUARTER CARDIFF CF10 4BZ

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### 5 MINS FROM ST DAVID'S SHOPPING CENTRE

350M TO CARDIFF CENTRAL RAILWAY STATION

### **1ST FLOOR 9,774 SQ FT (908 SQ M) TO LET**



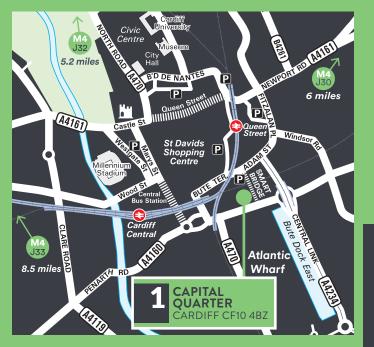
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## HIGH QUALITY OFFICE SUITE **TO LET** 1ST FLOOR 9,774 SQ FT (908 SQ M)

#### **KEY FEATURES**

- → BREEAM Very Good
- Air conditioning
- → 5 secure parking spaces
- Flexible floor plates
- Raised floors

- Floor to ceiling height 2.7m
- On site bike parking
- → Shower facilities
- → High quality fit out



#### LOCATION

1 Capital Quarter is located within 5 minutes walk of both Cardiff Central and Queen Street stations. The bars and restaurants of St Mary's Street and St David's Shopping Centre are also both within a 5 minute walk of the building.

#### DESCRIPTION

The available suite comprises the 1st floor of a high quality office building completed in 2014.

The accommodation benefits from a high quality fit out including kitchen, meeting rooms, a conference room and comms room. The fit out is demountable and can be removed if appropriate.

#### ACCOMMODATION

SQ FT	SQ M
9,774	908
9,774	908
	9,774

NIA approx

#### LEASE DETAILS

The offices are available on a new full repairing lease with a service charge for a term to be agreed.

**SERVICE CHARGE** £5.50 per sq ft approx.

IMPORTANT NOTICE

**BUSINESS RATES** Rates payable £7.90 per sq ft approx.

EPC Rated as B (38) the agents belo

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#### VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the agents below: MATT PHILLIPS



T: 029 2049 2492 M: 07818 008 985 matt.phillips@knightfrank.com

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