

BENEFITS FROM  
HIGH QUALITY  
FIT OUT



1

**CAPITAL  
QUARTER**

CARDIFF CF10 4BZ



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



**350M TO CARDIFF CENTRAL RAILWAY STATION**



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

# 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

Floor	SQ FT	SQ M
1st	9,774	908
<b>Total</b>	<b>9,774</b>	<b>908</b>

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.

#### BUSINESS RATES

Rates payable £7.90 per sq ft approx.

#### EPC

Rated as B (38).



#### VIEWINGS AND FURTHER INFORMATION

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



#### MATT PHILLIPS

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