

Prime City Centre Offices TO LET

Entire self-contained first floor
6,450 sqft



**3 Callaghan Square,
Cardiff
CF10 5BT**

DESCRIPTION

3 Callaghan square is a prime town centre office building constructed to the highest standard in 2008 by MEPC. The buildings are of steel portal frame construction with a combination of stone and aluminium framed double glazed curtain walling under a flat roof. The reception and main entrance to front Penarth Road, with vehicular access to the ground floor level car park and external car park from West Canal Wharf, to the rear.

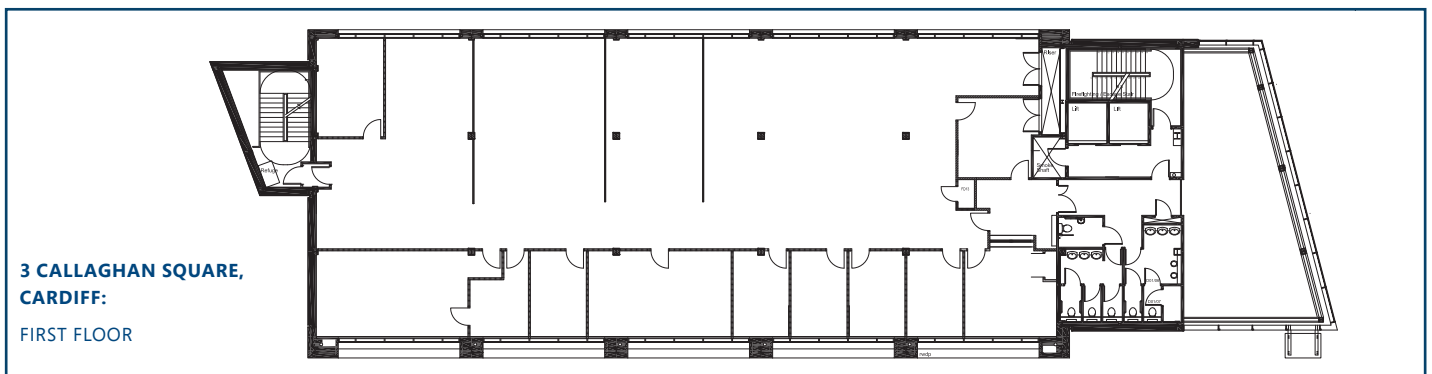
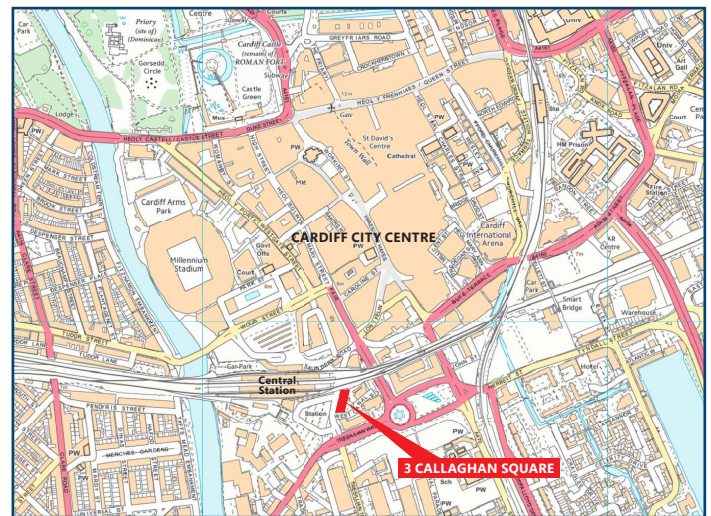
The premises provide the following amenities:

- 4 Car parking spaces
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- Floor to ceiling height of 2.7 metres
- Suspended ceilings with LG7 lighting
- Carpeting and window blinds
- High quality double height reception area
- 8 person passenger lifts Male, female and disabled WC

THE LOCATION

3 Callaghan Square is situated in the heart of Cardiff City centre directly opposite the Central Rail Station and 2 minutes' walk from the main shopping hub.

Cardiff is situated on the M4 motorway and lies approximately 147 miles east of London. High speed rail services give rapid access to all major cities across the UK. Cardiff Central Station is one of the principal stations on the Great Western Line from London to Swansea. Frequent services run to and from London Paddington, with an average journey time of just over 1 hour 45 minutes. London's Heathrow airport is less than a two hours' drive away.



TERMS

The first floor is available on a new sub-lease for a term to be agreed with the following annual occupational costs:

| | |
|-------------------------|----------|
| Quoting rent | £135,000 |
| Service Charge (approx) | £60,000 |
| Rates Payable 17/18 | £52,395 |

VIEWING

For further information or to view please contact either:

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