

An outstanding flagship space available in the heart of Cardiff.

S

63-67

QUEEN STREET  
CARDIFF

RIVER ISLAND

40% OFF

ZARA

ZARA

TOPMAN

TO LET

Flexible space up to  
**90,000 sq ft\***

\*Subject to vacant possession



# An outstanding flagship space available in the heart of Cardiff.

63-67

## QUEEN STREET 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)

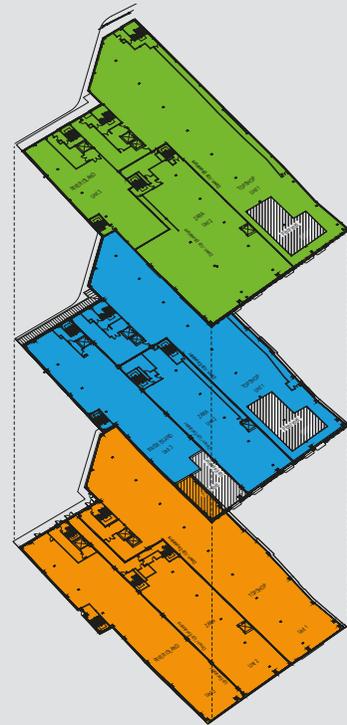


2 million  
catchment within  
45 min drivetime



Current Configuration NIA

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

Chris O'Mahony  
T. 0117 910 2204  
E. comahony@savills.com

Matthew Brown  
T. 0117 910 2218  
E. mabrown@savills.com

Dan Walker  
T. 020 3883 9024  
E. dwalker@twkeil.com

MISREPRESENTATION ACT. Savills and TW Keil give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Savills has any authority to make any representation or warranty whatever in relation to this property. May 2019. Design: www.qubedesign.com