



NUMBER **FOUR**



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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.

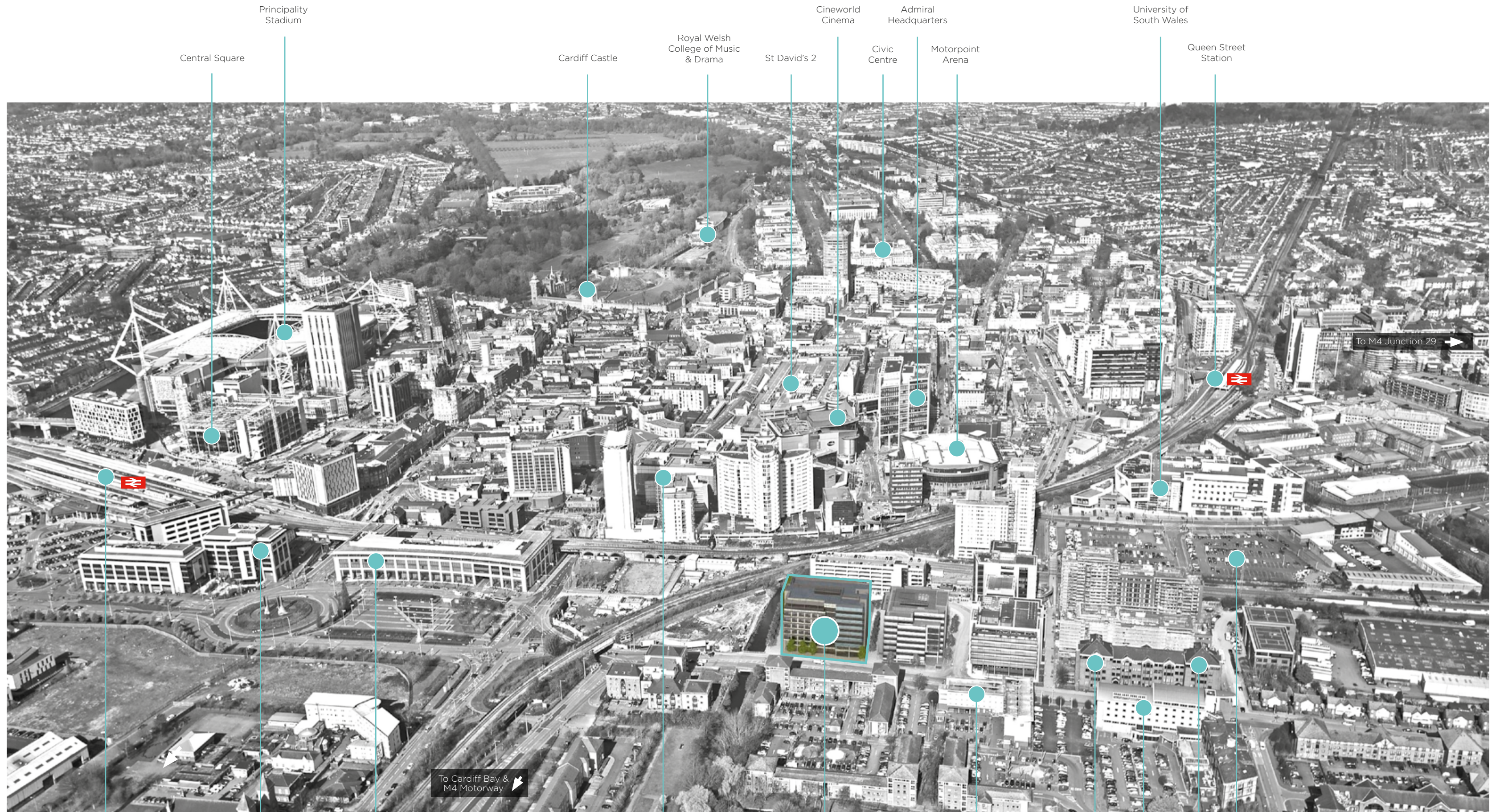
Within a few minutes walk of Cardiff's two railway stations, Capital Quarter is conveniently situated for public transport links along with public parking. With the excellent City Centre leisure and retail offer nearby, Number Four Capital Quarter is one of the most desirable business addresses in Cardiff.





View from Tyndall Street (CGI)





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

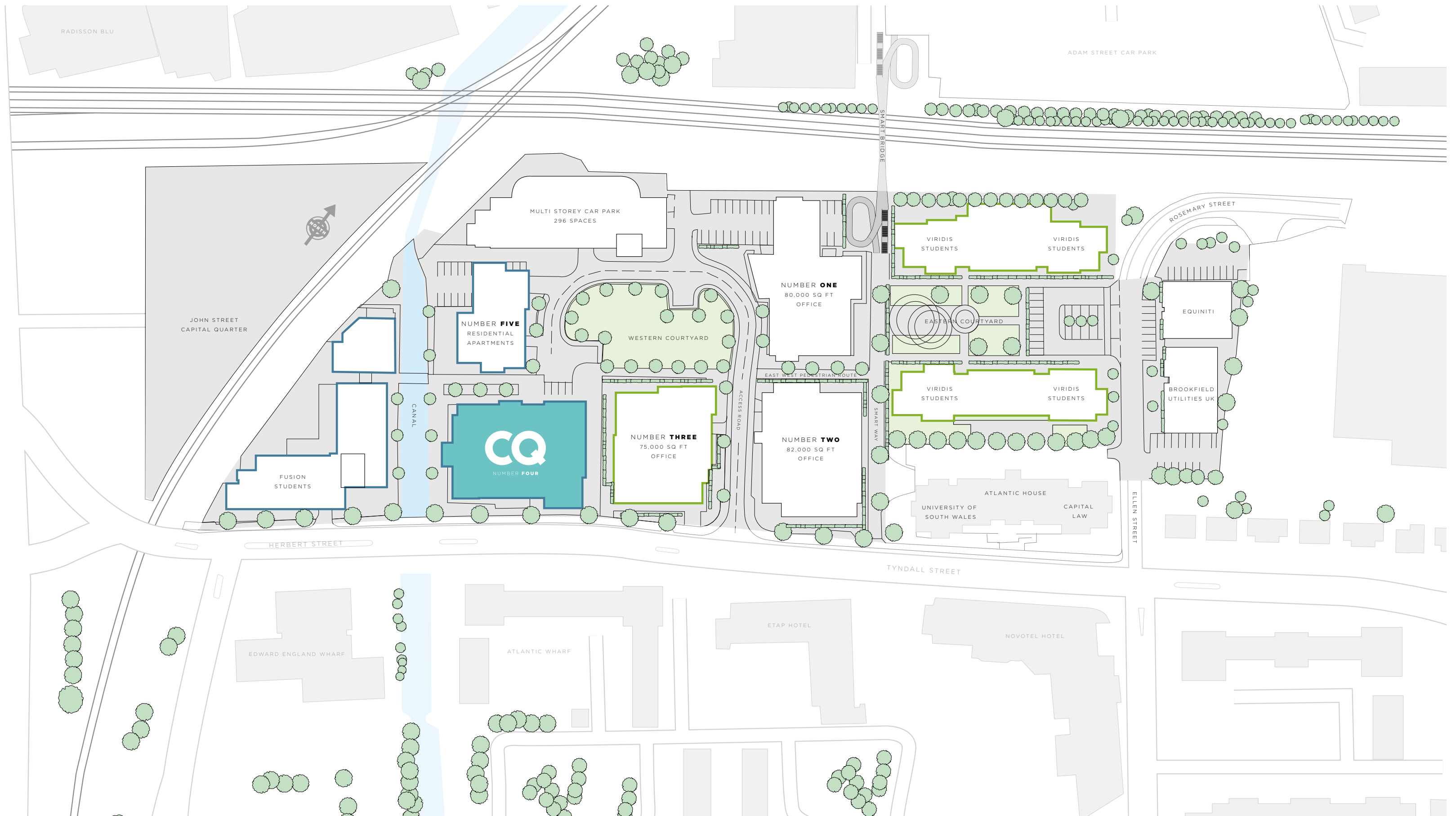
University of South Wales

Novotel Hotel & Gym

Capital Law

500 Space Car Park





- Completed
- Under Construction
- Outline/Detailed Planning

## FEATURES

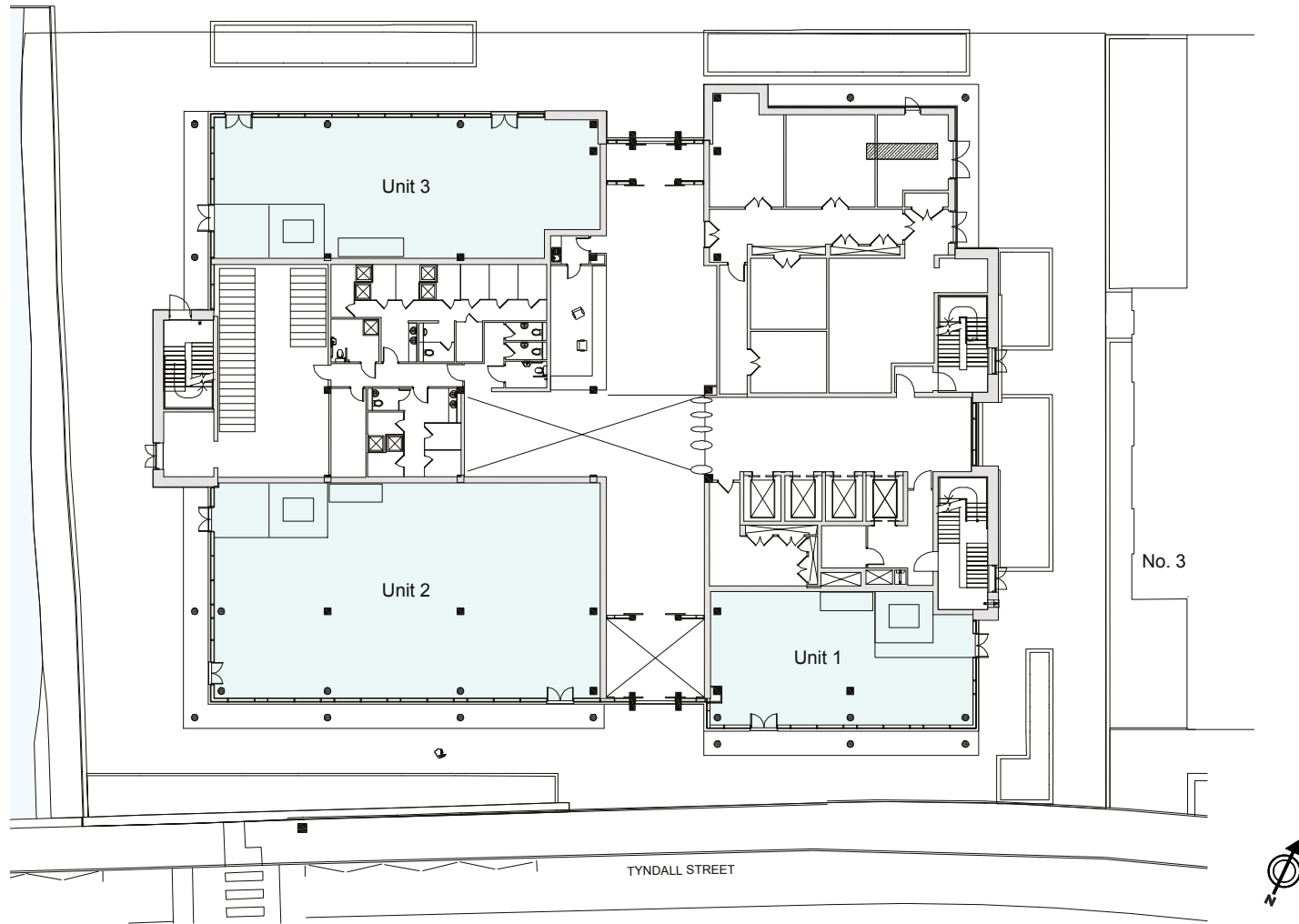
- BREEAM – designed to 'Excellent' rating
- 2.70m floor to ceiling height
- Suspended ceilings and full access raised floors
- LED lighting
- Male/Female WC facilities on each floor
- DDA access and facilities
- Shower & locker facilities
- On-site parking at adjacent public car park
- Secure cycle parking
- 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)

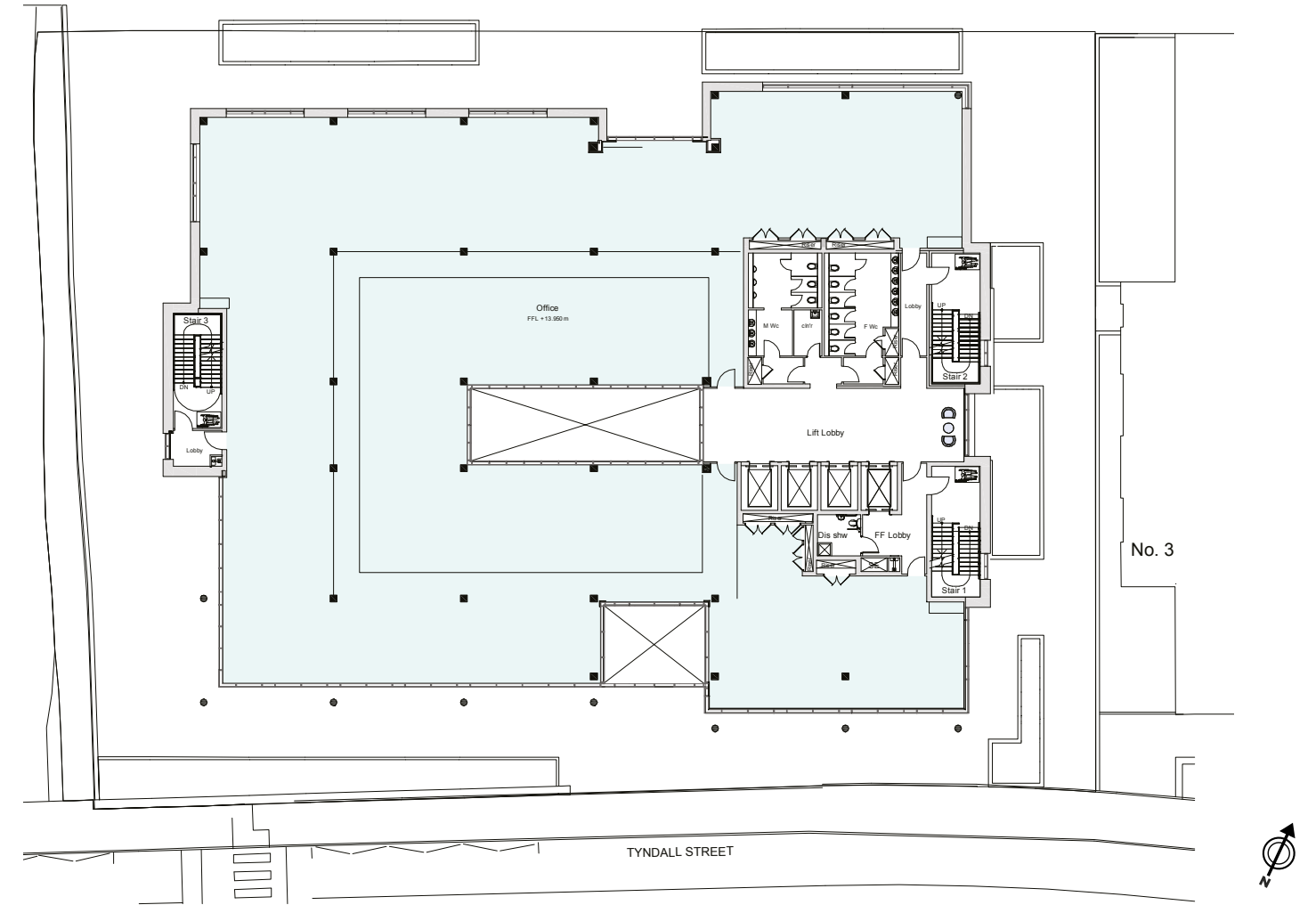


EAST / WEST PEDESTRIAN ROUTE



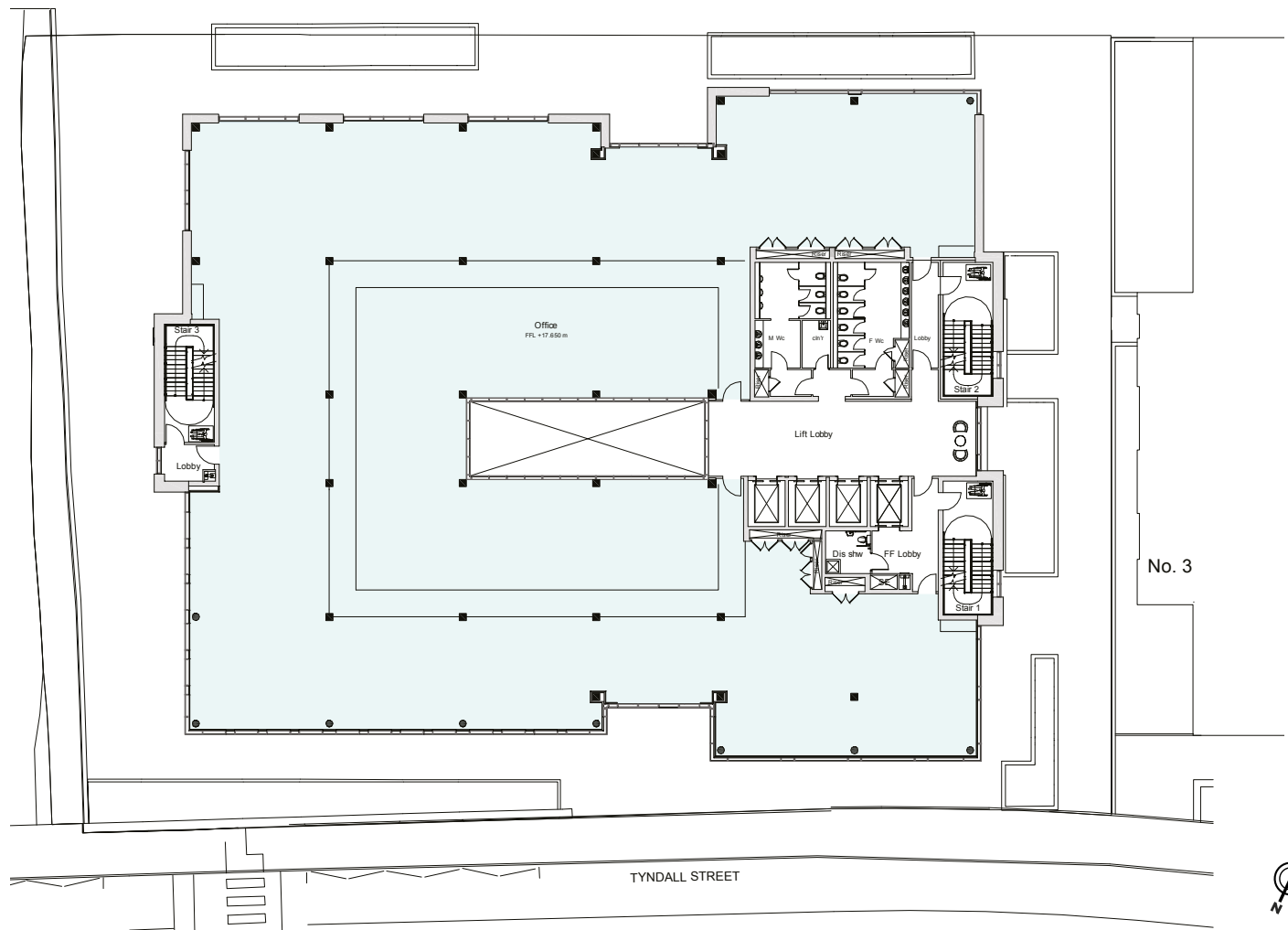
Ground Floor Plan - 3,390 sq ft

EAST / WEST PEDESTRIAN ROUTE



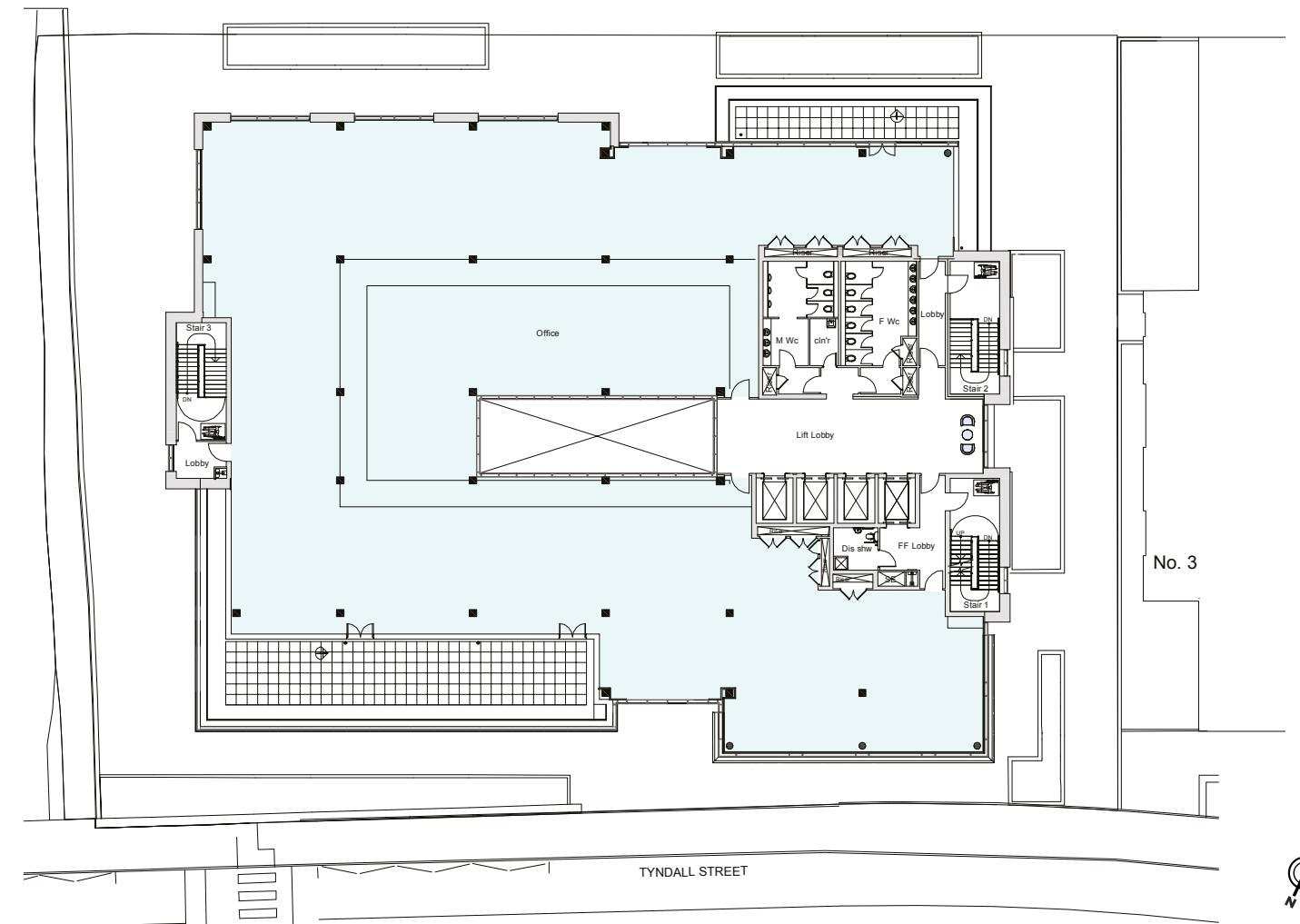
First Floor Plan - 11,840 sq ft

EAST / WEST PEDESTRIAN ROUTE



Second to Sixth Floor Plan - 12,970 sq ft

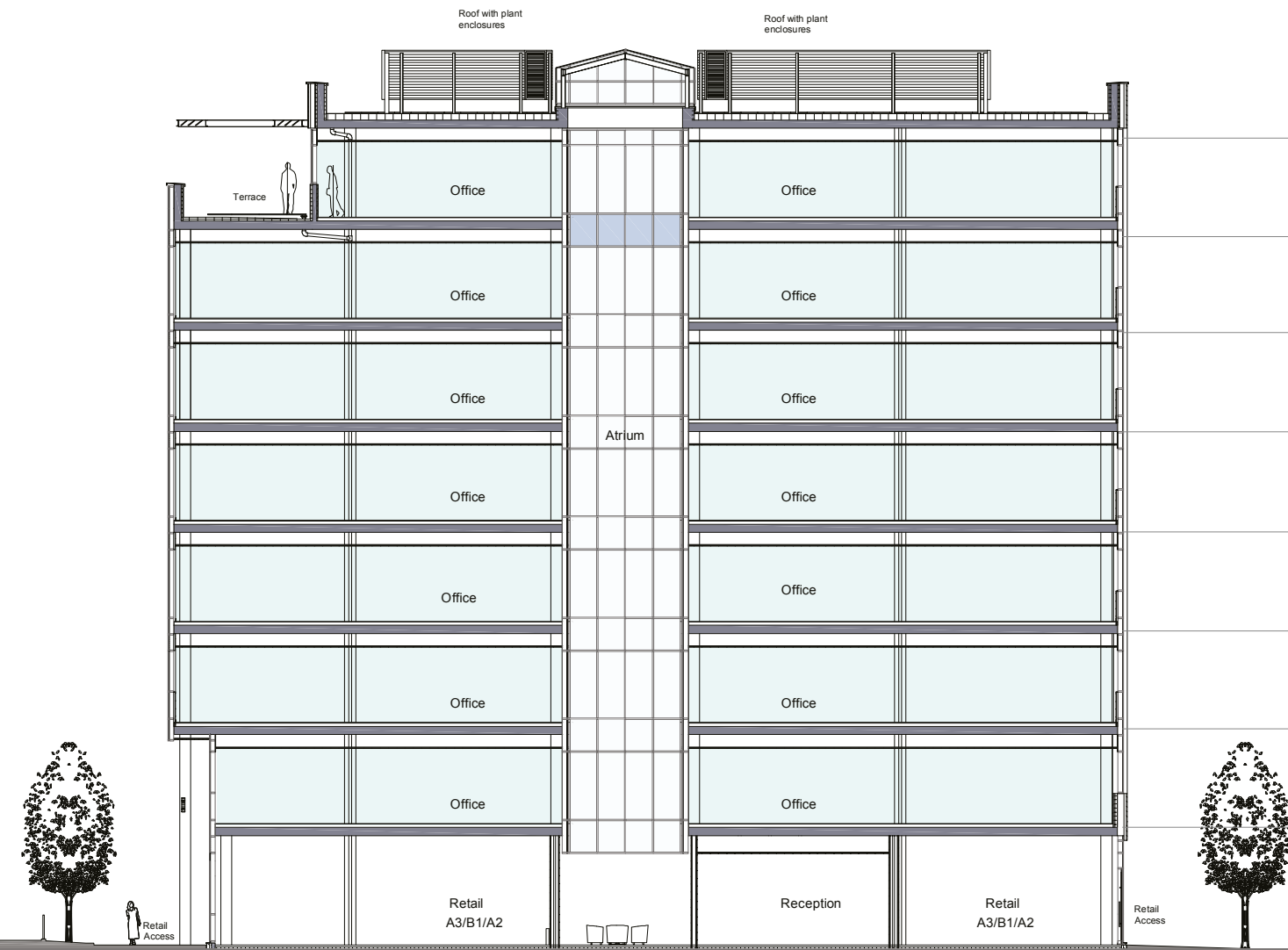
EAST / WEST PEDESTRIAN ROUTE



Seventh Floor Plan - 10,980 sq ft



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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

**CAPITAL LAW**

**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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