

Creative Quarter

Contemporary spaces
for creative minds

2-20 person (200-2,000 sq ft) suites

Contemporary studios, social hubs, and
flexible workspaces for creative minds.



Morgan Arcade, Cardiff, CF10 1AF



Need a new space?

Located in a historic landmark building above the **Morgan Quarter** in **Cardiff's City Centre**, the Creative Quarter offers beautifully refurbished contemporary spaces which also retain the character of the original Victorian property.

The location offers excellent public transport links and is within walking distance of Central Square which is home to the BBC HQ and Cardiff Central Train Station. There are nearby bus routes and the property also benefits from close proximity to public car parking facilities.

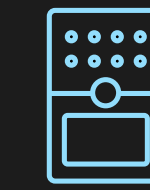
Creative Quarter is also well positioned with regard to amenities, with **St David's shopping centre, John Lewis, The Principality Stadium** and numerous **bars and restaurants** within easy walking distance.



The Creative Quarter has spaces to suit all shapes & sizes of business



24 hr on-site security



Entry phone system



Communal meeting rooms



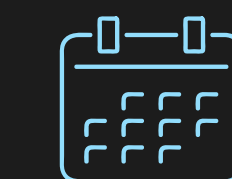
Showers



Social space & kitchen facilities



Secure cycle storage




Flexible terms available

The Creative Quarter offers a range of social and meeting places

The Creative Quarter offers a social hub on each floor, which provides a kitchen and relaxation space, along with a venue for informal meetings, receptions and events.



Relaxation spaces

 The **social spaces** and **meeting rooms** also benefit from **free Wi-Fi**.




Social spaces



Communal kitchen

 The kitchens are fully equipped with **refrigerators** and **dish washers** and are well stocked with crockery for tenant use.

 Meeting rooms are fully connected to state of the art **AV hardware**, are available through an **online tenant booking system**.
The use of these is included in the office rental.



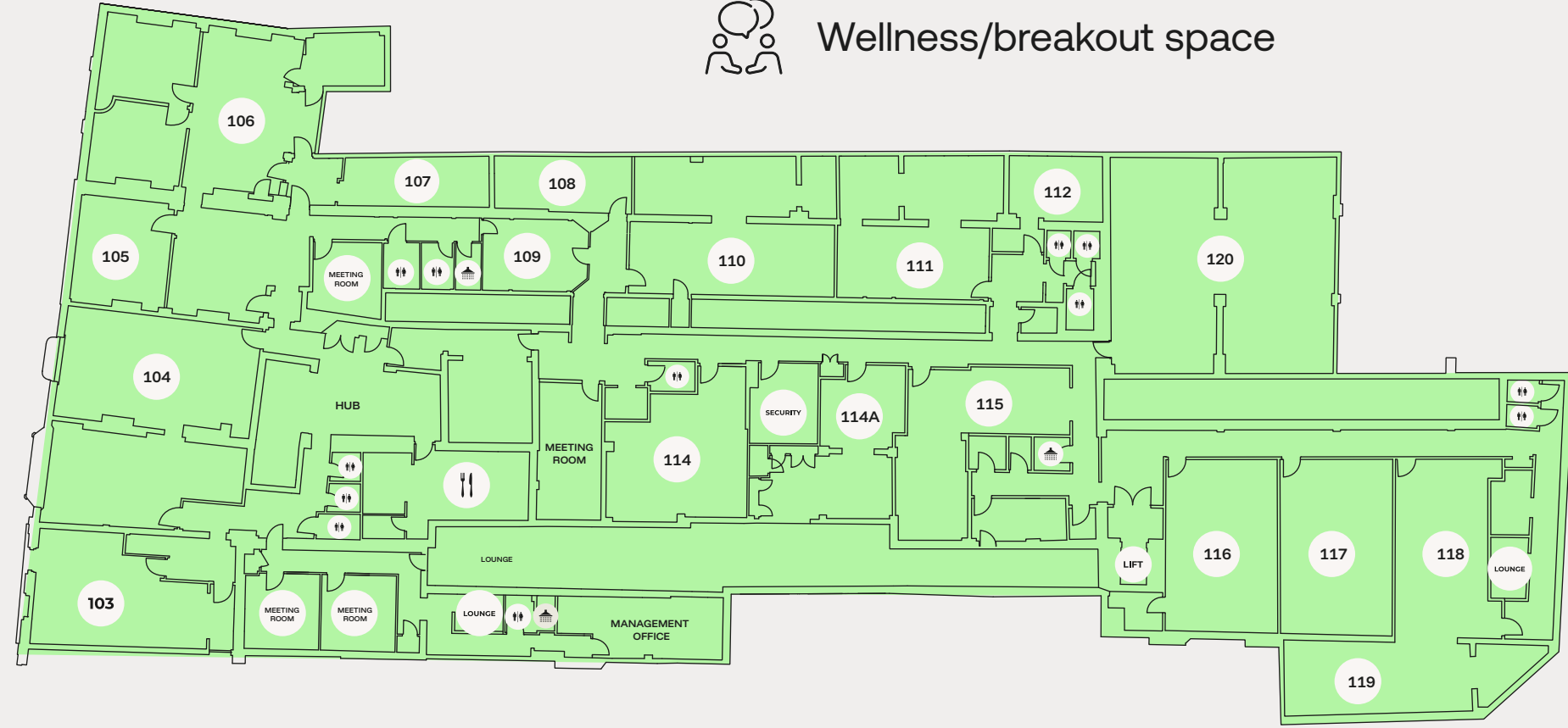
Meeting rooms



Break out / Meeting booth

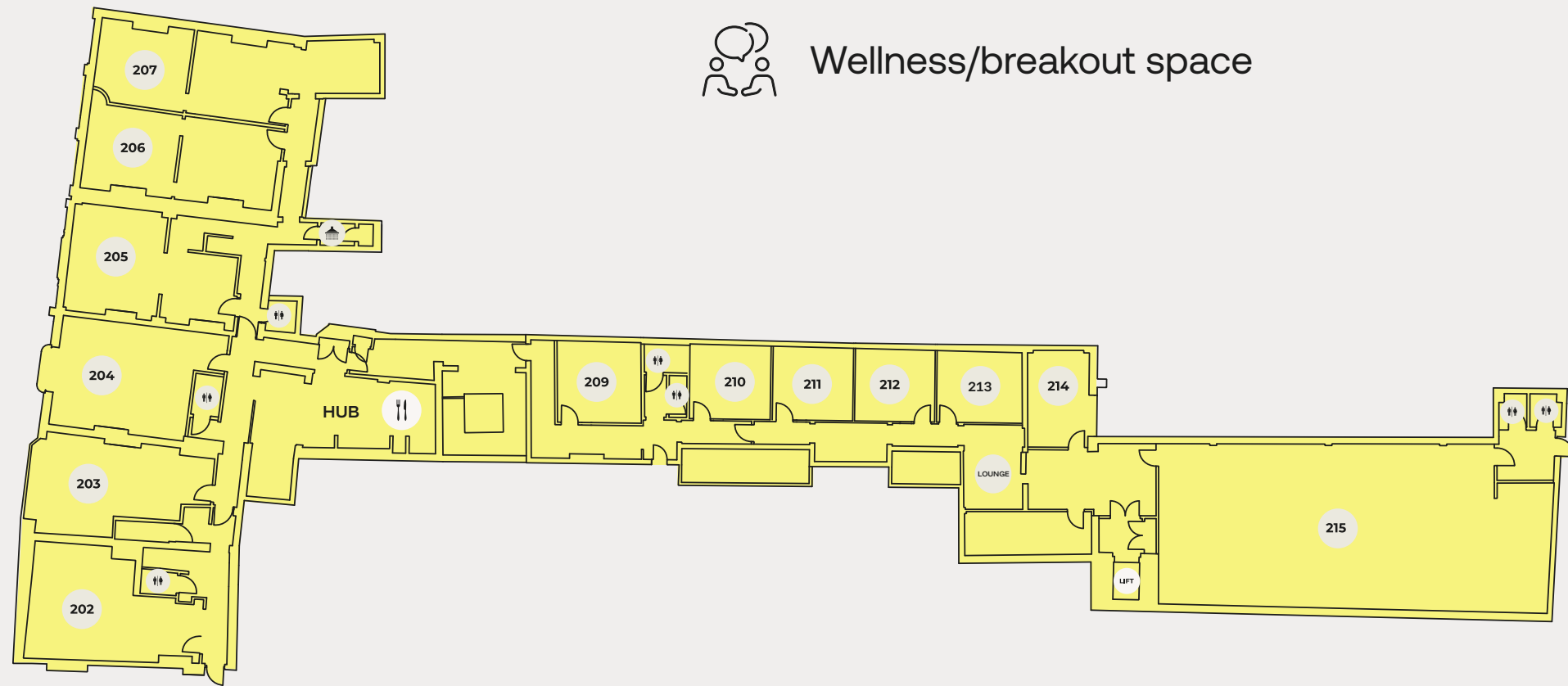
Floor Plan - First Floor

- Toilets
- Shower
- Kitchen
- Wellness/breakout space



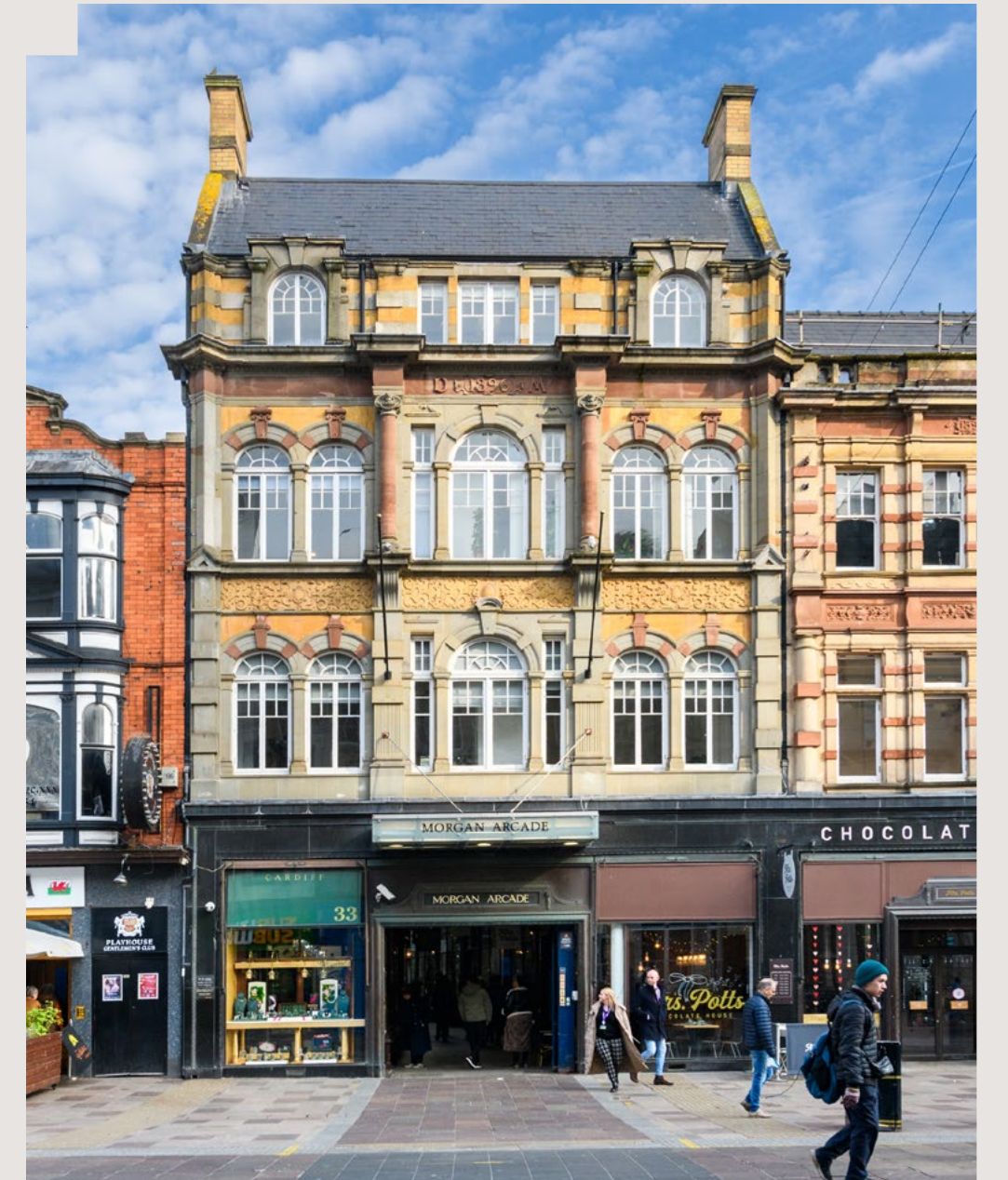
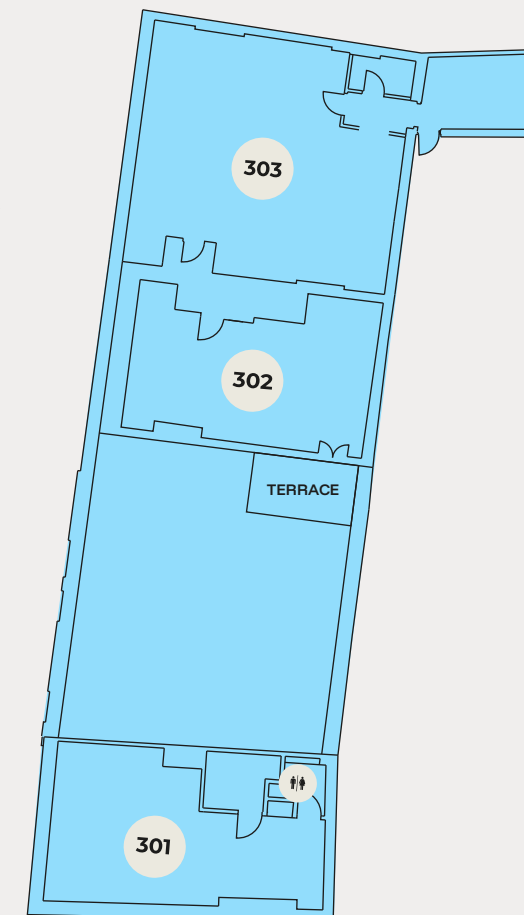
Floor Plan - Second Floor

- Toilets
- Shower
- Kitchen
- Wellness/breakout space



Floor Plan - Third Floor

- Toilets
- Wellness/breakout space



Location

The Creative Quarter is located in the heart of Cardiff's city centre

The entrance to the Creative Quarter is located in **Morgan Arcade** with **24 hour** access provided via **St Mary Street**.

Parking is available in nearby multi-storey car parks and there are excellent bus and train services to and from the City Centre. Creative Quarter is already home to Paramount Television International Studios, the Royal Institution of Chartered Surveyors, Crowdcube and the Royal College Psychiatrists, amongst others.



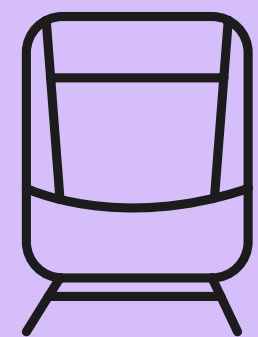
Short walk to St David's Shopping Centre and leisure amenities



Nearby train stations

Cardiff Central
4 min walk

Cardiff Queen Street
10 min walk



Travel by rail

Swansea

50 mins



Cardiff Central

Bristol

48 mins

London

1 hours
48 mins



Further Information

Terms

Flexible lease terms available.

EPC

B (38). Certificate available upon request.

Service charge

Tenant is to pay a fair and proportional amount of the building service charge.

Rateable Value

Suites are rated individually. All interested parties are to satisfy themselves via Cardiff Council non-domestic rates department Small Business Rates Relief may apply to certain suites.

Floor Areas

Floor areas are measured on a Net Internal Area (NIA) basis in accordance with RICS Code of Measuring Practice. Plans are not to scale.

VAT

VAT is applicable.

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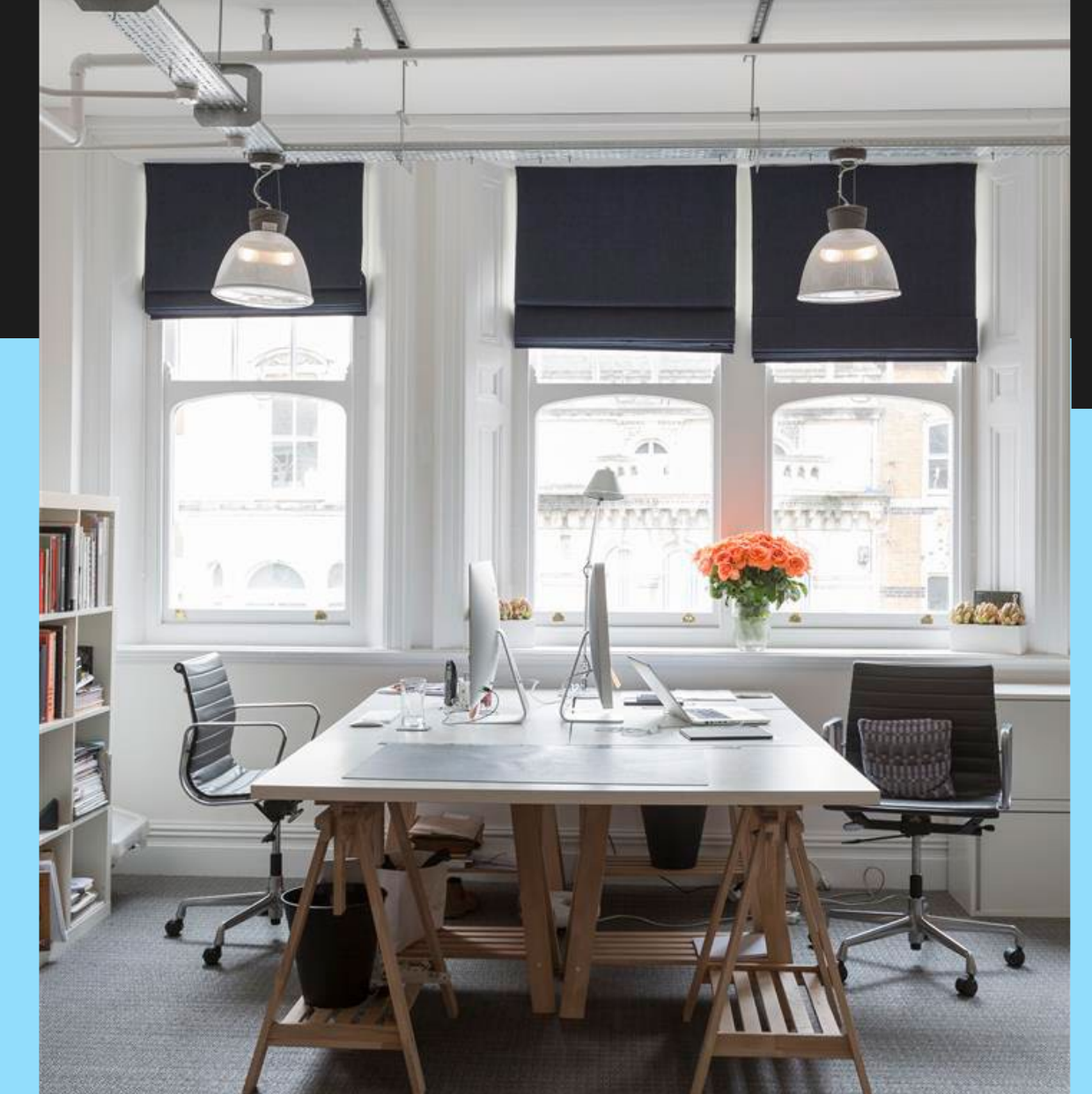
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