

PRINCESS QUARTER





## PRINCESS QUARTER

Princess Quarter is an exceptional building situated in Swansea's prime city centre office district, offering 15,000 sq ft of Grade A Office Accommodation over three floors.

Having recently undergone extensive redevelopment, Princess Quarter will be entered via a luxury new ground floor reception area featuring an impressive backdrop waterwall feature, communal seating and concierge reception. The superior accommodation will also offer shower, changing facilities and vanity areas for use by office staff and workers. Occupiers will also benefit from on-site secured and enclosed cycle storage to the rear of the building, CCTV security throughout and video link door entry.

The sub-dividable office space will allow businesses to establish a key city centre location in the heart of Swansea's ever-growing business core, offering the very best in office facilities, including a vibrant, green rooftop terrace and three glass rooftop meeting suites offering panoramic views over the city centre and Swansea waterfront.

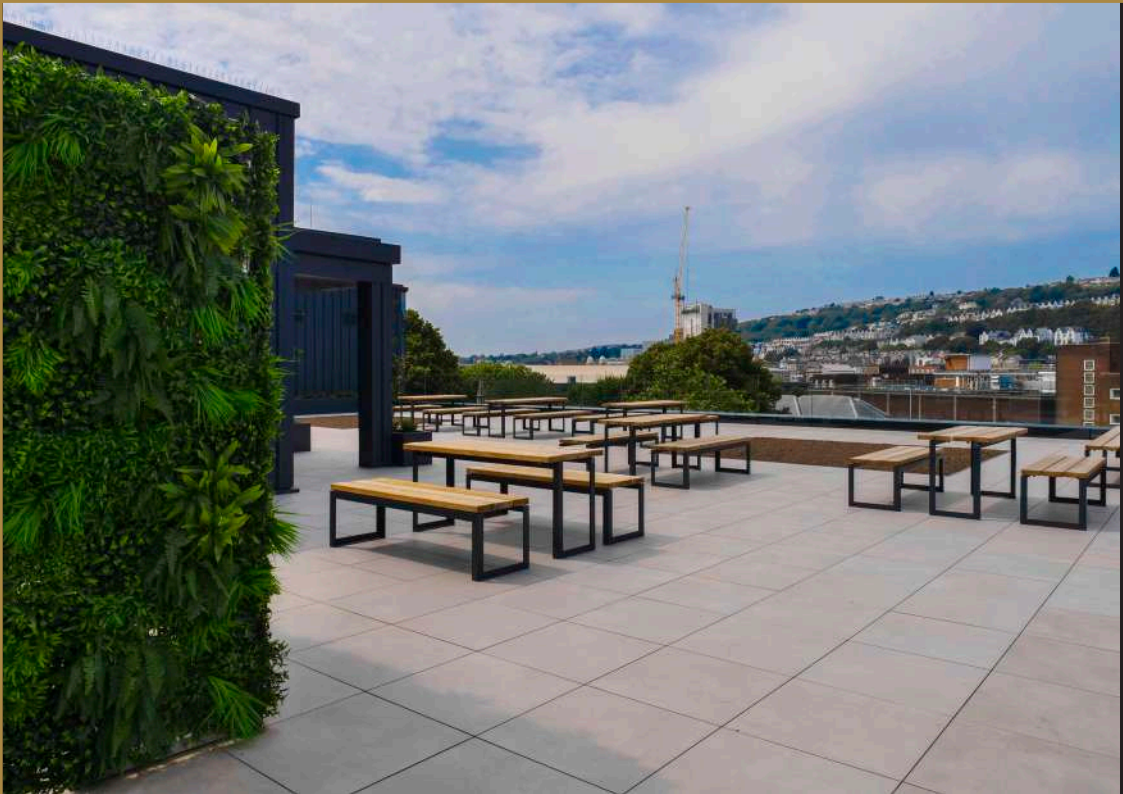


## CONNECTIVITY, TECHNOLOGY AND SUSTAINABILITY

Princess Quarter's telecom infrastructure has been expertly designed to provide flexibility and scope for each tenant to adapt and use their associated office space as efficiently as possible, utilising up to date modern IT/Data and video networking systems connected to a super-fast fibre and city centre 5G network. This infrastructure can be easily implemented to accommodate the latest forms and systems of digital communications. Each office space has a raised office floor.

To reduce the buildings long term carbon footprint and accord with the landlords ESG commitment, Princess Quarter will utilise low-carbon technology including a highly efficient heat pump system using Variable Refrigerant Flow (VRF) designed on an all-electric basis. The office lighting will be controlled by energy-efficient Organic Response technology adjusting office lighting based on occupancy and natural light, thus reducing energy consumption and light pollution. All aspects of Princess Quarter have been designed with sustainability and renewability firmly in mind in order to achieve an EPC A Rating.





# LOCATION

## Prime Location


Princess Quarter occupies a prominent position within the heart of Swansea city centre. Situated on the corner of Princess Way and St. Mary Street, the property is located within the City's main business district and benefits from immediate access to amenities including shops, restaurants, gyms and hotels. The building is also located within a short walking distance to the brand-new Swansea Arena and the city's award-winning beachfront.

## Transport Links


Princess Quarter is within easy reach of a range of transport links and is situated just a 5-minute walk from the Central Rail and Bus Stations, offering excellent local and national rail connections with convenient bus links across the City and beyond.

# PERFECTLY PLACED




**BY ROAD** 

London	3 hours 38 mins
Birmingham	2 hours 44 mins
Manchester	4 hours 13 mins
Reading	2 hours 36 mins
Bristol	1 hour 29 mins
Southampton	3 hours 4 mins
Leeds	4 hours 40 mins
Exeter	2 hours 36 mins

**TO THE AIRPORTS** 

Cardiff	58 mins
Bristol	1 hour 42 mins
Birmingham	2 hours 41 mins
Heathrow	2 hours 54 mins
Gatwick	3 hours 31 mins

All times from Princess Quarter

**BY RAIL** 

London	3 hours 1 mins
Birmingham	3 hours 8 mins
Manchester	4 hours 46 mins
Reading	2 hours 32 mins
Bristol	2 hours 7 mins
Southampton	3 hours 30 mins
Leeds	5 hours 49 mins
Exeter	3 hours 29 mins

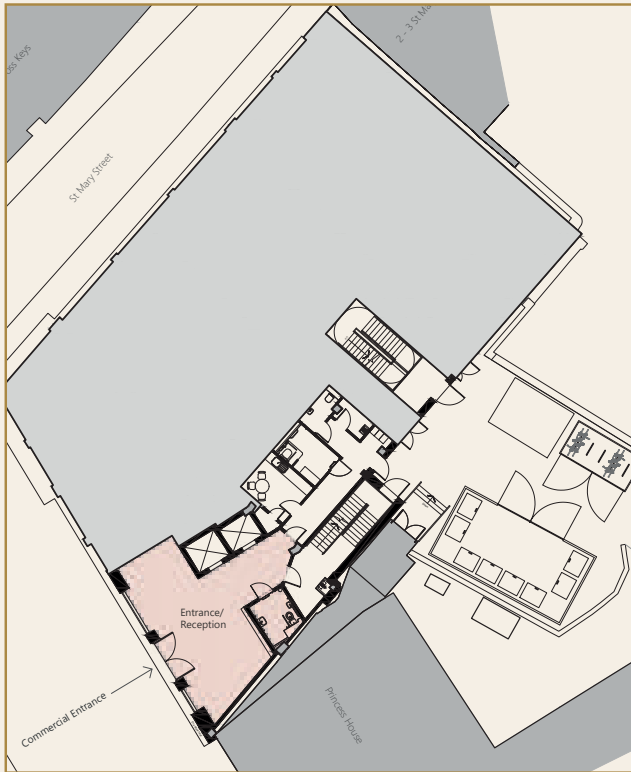
All times from Princess Quarter, Swansea

# SWANSEA CITY CENTRE

1. Oxford Street (Main Shopping Area)
2. New Central Library & Community Hub
3. Park Tawe Shopping Centre
4. Swansea Castle
5. BT
6. Travelodge
7. Vue Cinema
8. Premier Inn
9. Museum Park
10. Morgans Hotel
11. Swansea Museum
12. River Tawe
13. Castle Square
14. Central Train Station
15. Central Bus Station
16. St Mary's Church
17. Copr Bae Arena
18. LC2
19. Waterfront Museum
20. Swansea Marina



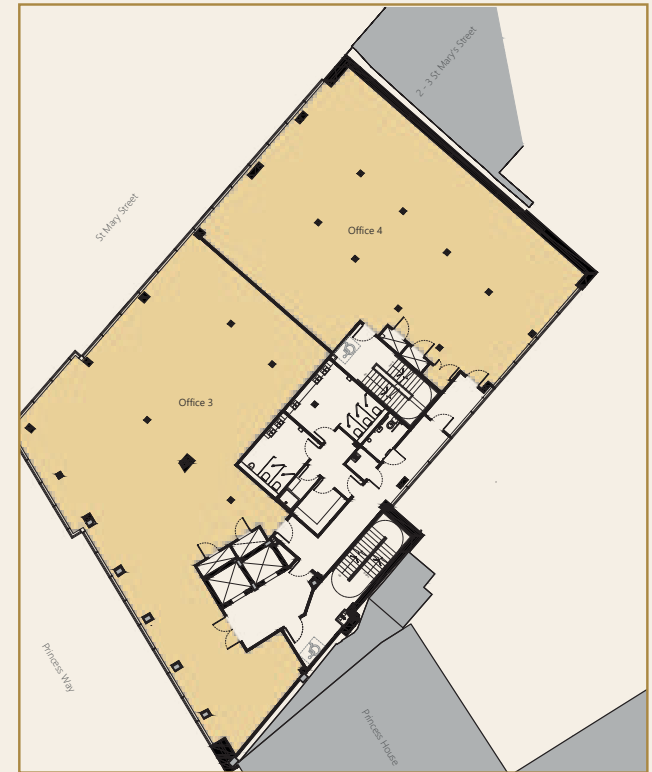
# FLOORPLANS



Ground floor



First floor



Second floor

# FLOORPLANS



Third floor



Rooftop terrace



## SPECIFICATIONS



Spacious reception area with communal seating



24 hr security



Two lifts



Shower facilities



Green rooftop terrace featuring communal seating, outdoor vending & coffee machines



A low carbon EPC A building with sustainable and renewable features to ensure tenants fulfil their ESG commitments



Private and secure changing facilities ft. vanity units and hair appliances



Secure bike stores



Air conditioning



Female, male and accessible toilets on all floors



Secure lockers to each floor



Raised access floors

### RENT

On application.

### AVAILABILITY

The offices are available to let on a new lease with flexibility to let in part(s) and on a floor by floor basis.

### PARKING

Ample parking facilities are available adjacent to the building, within 1 minute walk.

### RATES

The occupier(s) will be responsible for the payment of business rates and should make their own enquiries to Swansea Council.

### SERVICE CHARGE

If the building is multi-let, a service charge will be payable on a pro-rata basis.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be prepared on completion of the works.

### VAT

The property is elected for VAT.

### MONEY LAUNDERING OBLIGATIONS

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed



Computer generated images are for illustrative purposes only.  
Internal and external specification and elevation treatments may be subject to alterations.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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### **Agent's Important Notice**

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