

# City centre offices to let

4,174 sq ft (387.7 sq m) to 16,954 sq ft (1,575.0 sq m)

# 1 Driscoll Buildings



1 Driscoll Buildings / Ellen Street / Cardiff / CF10 4BP

## LOCATION

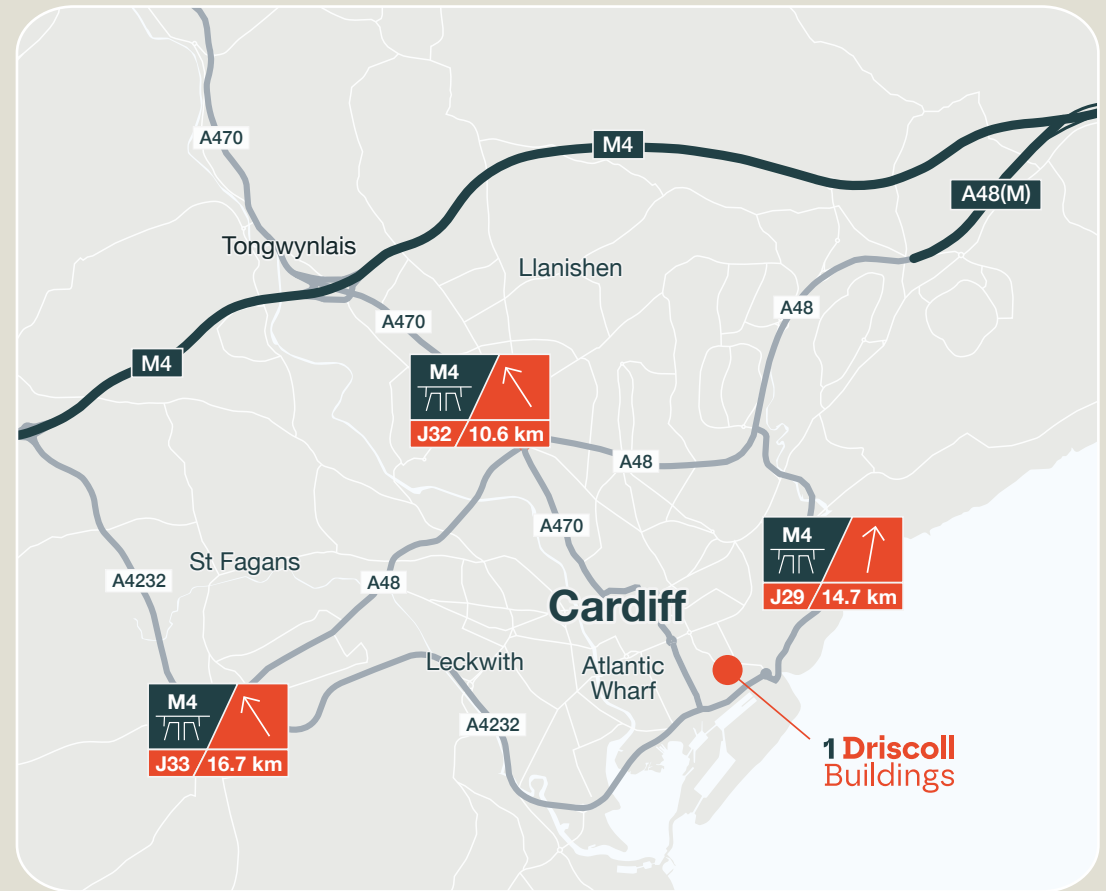
Capital Quarter is a well-established business location in Cardiff city centre, home to household names such as Sky, BT and Regus and major locally head quartered businesses including, Capital Law, Geldards and Development Bank of Wales.



1 Driscoll Buildings is well placed for transport links and access to the heart of Cardiff. Public transport connections at Cardiff Central Station and Queen Street Railway Station are both within 15 minute's walk, with convenient bus connections close by.



Connectivity for pedestrians and cyclists via the Smart Bridge, links Tyndall Street to Bute Terrace, with easy access to Cardiff's city centre cycle routes.



# 14

minutes' walk to Cardiff Central Railway Station & Bus Interchange



# 1 hr 50

minutes' train journey to London Paddington



# 1.6<sub>m</sub>

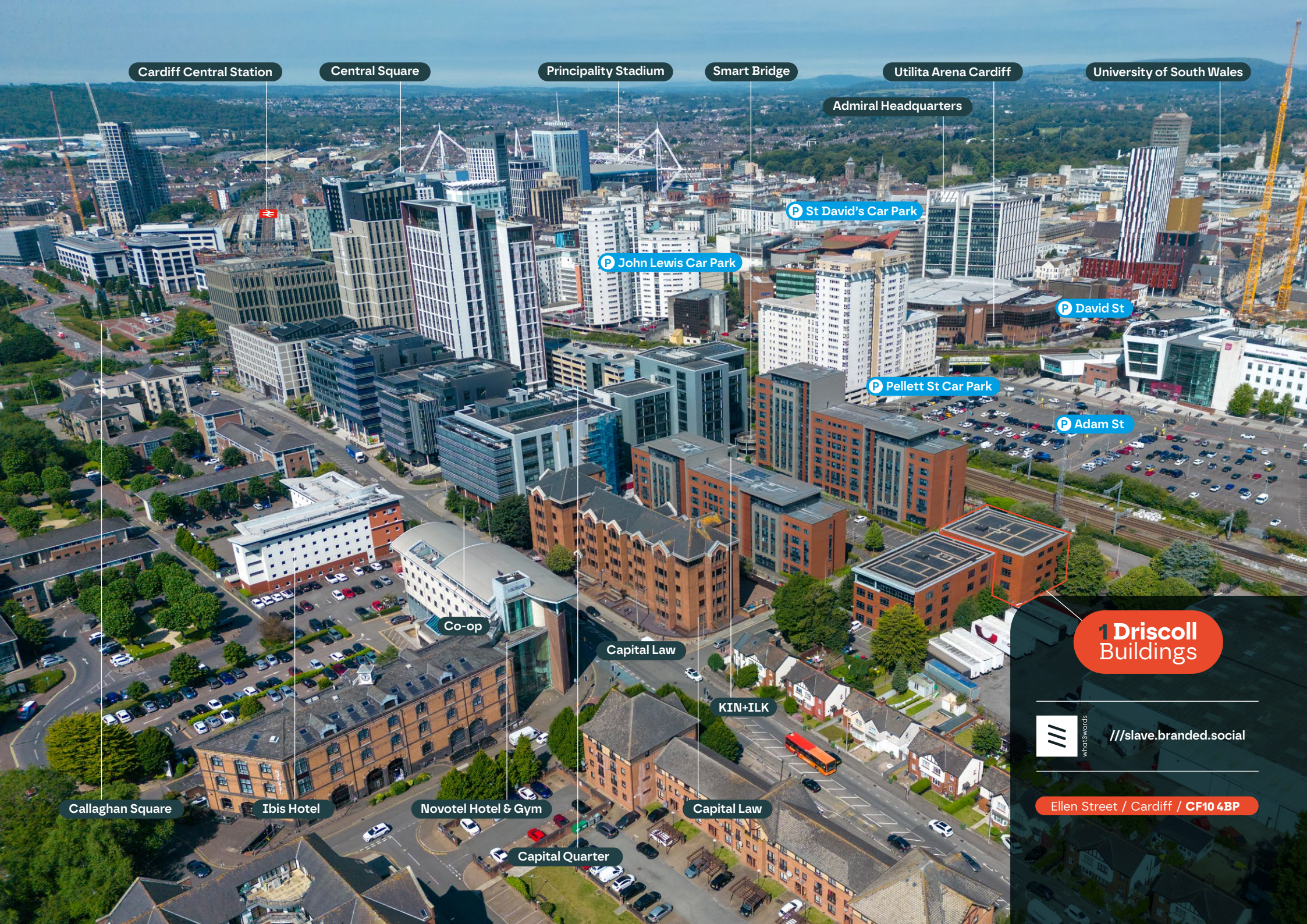
1.6 Million people within 45 min commute



# 1 mile

to Cardiff Waterfront & Mermaid Quay





Cardiff Central Station

Central Square

Principality Stadium

Smart Bridge

Utilita Arena Cardiff

University of South Wales

Admiral Headquarters

P St David's Car Park

P John Lewis Car Park

P David St

P Pellett St Car Park

P Adam St

Co-op

Capital Law

KIN+ILK

Callaghan Square

Ibis Hotel

Novotel Hotel & Gym

Capital Law

Capital Quarter

**1 Driscoll Buildings**



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Ellen Street / Cardiff / CF10 4BP

## DESCRIPTION

1 Driscoll Buildings offers modern offices in a detached, four storey building, with space available from 4,174 sq ft to 16,954 sq ft.

The building offers the flexibility to provide a self contained headquarters or can be occupied on a multi-let basis.

## SCHEDULE OF ACCOMMODATION

Floor	Sq.m	Sq.ft
Ground Floor	388.5	4,182
First Floor	399.5	4,300
Second Floor	399.3	4,298
Third Floor	387.8	4,174
<b>Total</b>	<b>1,575.1</b>	<b>16,954</b>



## SPECIFICATION



Passenger lift



Recessed lighting



2.7m floor to ceiling height



Full access raised floor



Suspended ceilings



Male/female and accessible WC's



Disabled access



Intruder alarm



Shower facilities



EPC 'C' Rated

## **CAR PARKING**

The building benefits from secure parking provided in the adjacent fenced car park as well as allocated spaces immediately in front of the building. Additional parking options are provided nearby in the Capital Quarter, NCP Pellet Street and NCP Adam Street car parks.

## **RENT**

On application. Please contact the agents for further details.

## **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.

## **RATES**

Incoming Tenants will be responsible for the payment of business rates and should make their own enquiries of Cardiff Council Non Domestic Rates Department.

## **SERVICE CHARGE**

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

# **Flexible city centre offices from 4,174 to 16,954 sq ft**

## **VAT**

The property is elected to VAT that is payable on rents at the prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

The building has an Energy Performance Certificate rating of C64.

## **MONEY LAUNDERING REGULATIONS**

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

# Driscoll Buildings



## VIEWINGS & FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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