

7TH FLOOR_

6,200 SQ FT (576 SQ M)

HIGH QUALITY_

GRADE A

FITTED SPACE_

IMMEDIATELY AVAILABLE

Nº1
CAPITAL
QUARTER

CARDIFF_CF10 4BZ



AVAILABLE TO LET

_7TH FLOOR
6,200 SQ FT (576 SQ M)

**REFURBISHED OFFICE SPACE
IMMEDIATELY AVAILABLE
HIGH QUALITY OFFICE FITOUT,
PLUS MEETING ROOMS, RECEPTION
AND BREAKOUT AREAS**

LOCATION

CENTRALLY_ LOCATED

1 Capital Quarter is located within a few minutes walk of Cardiff's two main railway stations.

The building is conveniently situated for public transport and in addition to the onsite parking, there is public car parking nearby.

Capital Quarter offers a coffee shop, convenience stores and additional amenities for occupiers nearby, with all of the city centres leisure and retail facilities within a short walk.



Nº1
CAPITAL QUARTER



- 1_ Principality Stadium
- 2_ Cardiff Central Station
- 3_ Cardiff Bus Station
- 4_ John Lewis
- 5_ St Davids Shopping Centre
- 6_ Utilita Arena Cardiff
- 7_ University of South Wales
- 8_ Queen Street Station
- 9_ Novotel Hotel
- 10_ John Street
- 11_ Callaghan Square

CAPITAL QUARTER OCCUPIERS INCLUDE:





1 CAPITAL QUARTER_



GRADE A WORKSPACE



AVAILABILITY

7TH FLOOR_

6,200 SQ FT (576 SQ M)

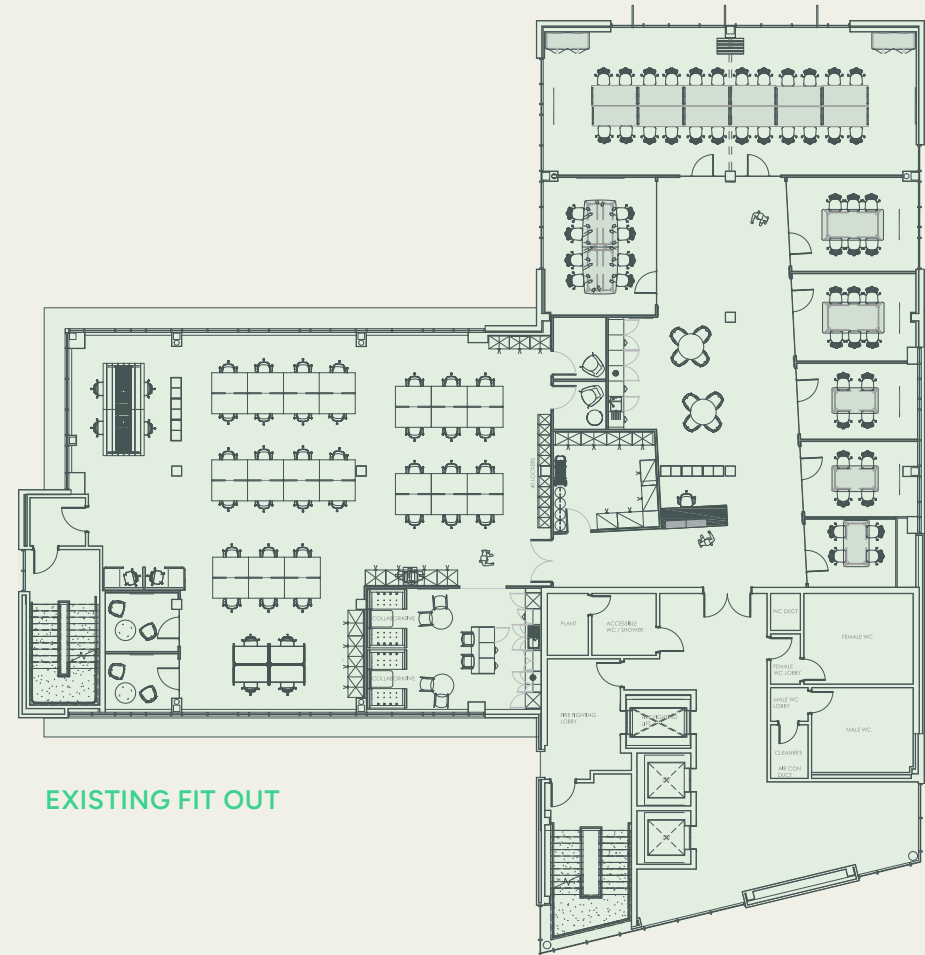
The available space is located on the 7th floor and is immediately available.

The floor provides approximately 6,200 sq ft (576.0 sq m) of fully fitted office space, with the existing fitout having been completed within the last two years.

This presents an excellent opportunity for an incoming occupier to take advantage of a high quality, ready-to-use workspace, or to tailor subject to their requirements.

The occupiers will benefit from undercroft car parking with 3 car parking spaces available with the lease.

7TH FLOOR	PARKING
6,200 SQ FT 576 SQ M	3 SPACES



EXISTING FIT OUT

KEY BENEFITS INCLUDE:



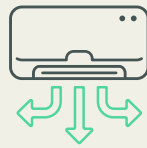
Newly Refurbished Reception



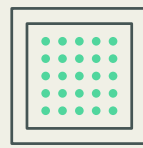
Fully Fitted Office Space



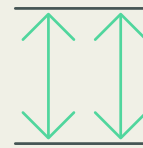
Breakout Space & Kitchen



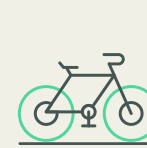
Air Conditioning



Suspended Ceiling and Recessed Lighting



Floor to Ceiling Height 2.7m



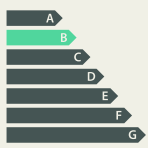
Secure Cycle Parking



3 Parking Spaces



BREEAM Very Good



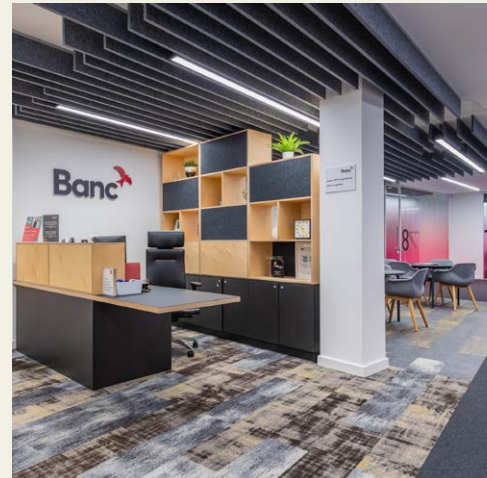
EPC Rating B



FLEXIBLE WORKSPACE_



READY-TO-USE



FURTHER INFORMATION

IMMEDIATELY_ AVAILABLE

TERMS

The offices are currently held on a lease that expires August 2029 and are available via a sub lease, assignment or a new effective full repairing lease for a term to be agreed (subject to separate negotiation).

SERVICE CHARGE

A service charge is also payable, further details on request.

BUSINESS RATES

Ratable Value - £117,000

Rates Payable (25/26) - £66,456

Interested parties are to make their own enquiries.

EPC

Rated B (38) for energy performance.

VAT

The property is elected for VAT that is payable on the rent and service charge.

ANTI MONEY LAUNDERING

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

VIEWINGS & FURTHER INFORMATION

For further information and to arrange a viewing please contact sole agents:

Mark.Sutton@knightfrank.com

07919 395 593

Lauren.Melia@knightfrank.com

07483 308 828



029 2049 2492

[KnightFrank.co.uk](https://www.knightfrank.co.uk)



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