

TO LET

An aerial photograph of the Capital Tower in Cardiff, Wales. The tower is a prominent, octagonal skyscraper with a glass facade, standing out among other buildings. To its left is a large, curved building with a dark roof. To its right is a multi-story building with a grey roof. The surrounding area includes streets, trees, and a parking lot. The text 'TO LET' is overlaid in the top left corner.

CAPITAL TOWER

10TH, 11TH & 12TH FLOORS - GREYFRIARS ROAD, CARDIFF, CF10 3AZ

5,519 - 16,579 SQ FT (513 - 1,540 SQ M)



CAPITAL TOWER

Capital Tower is situated in a pivotal position at the heart of the city centre within easy walking distance of both Cardiff Central & Queen Street railway stations.

There is a wide range of retail, restaurant & A3 options nearby for staff, including Queen Street, St Davids 1 & 2 & John Lewis and The Hilton, Park Plaza & Jurys Inn hotels are all in close proximity.



CAPITAL TOWER

Capital Tower is Cardiff's tallest building at 80m (270ft) extending up to 25 floors, with superb aspects over Bute Park & Cathays Park to the north, Cardiff Castle & The Principality Stadium to the west and Cardiff Bay & the west country to the south.

Major office occupiers in the near vicinity include Principality, PWC, Monzo Bank, Starling Bank and Legal & General.



SPECIFICATION

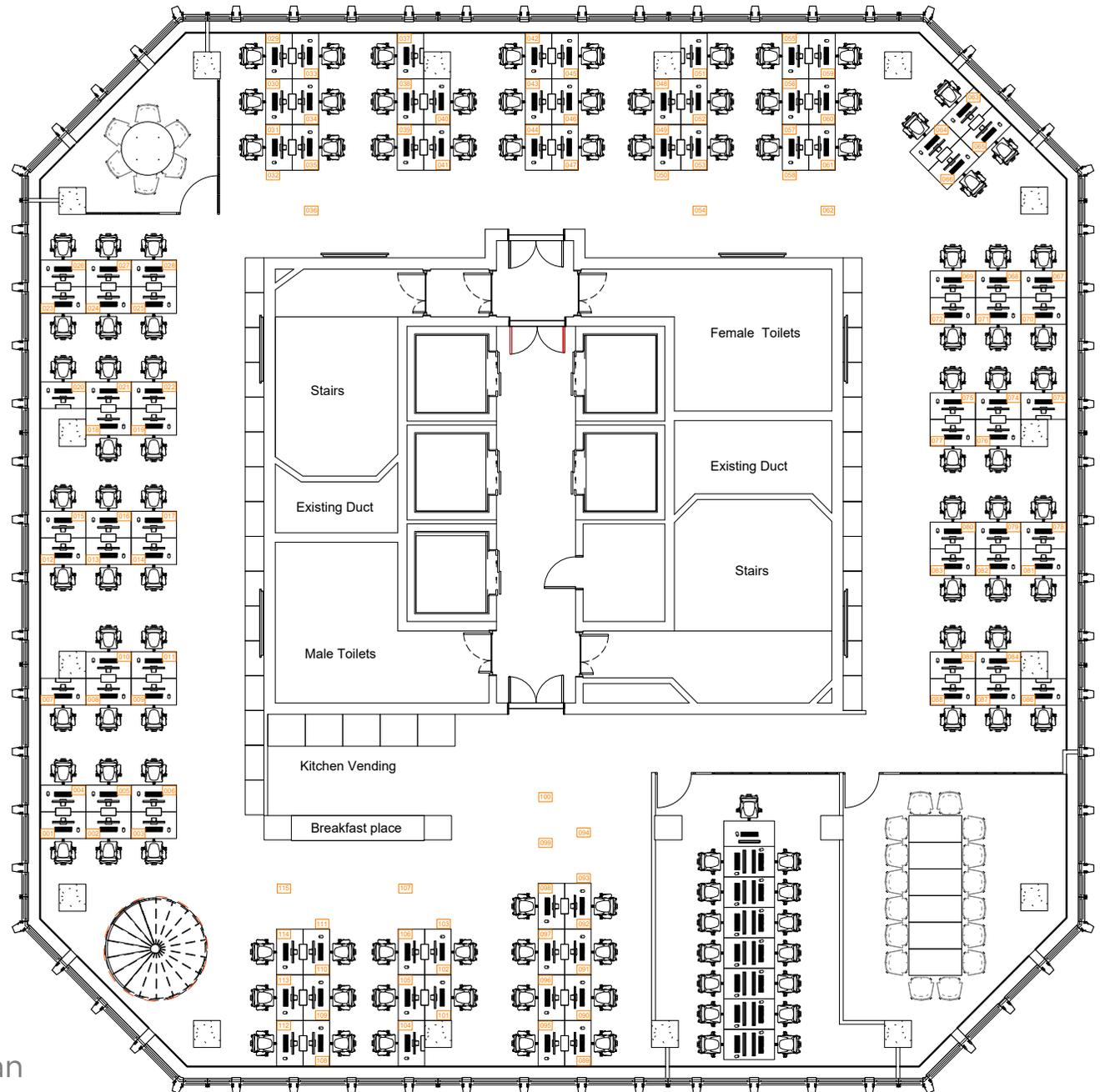
- Air conditioning
- Perimeter trunking
- Suspended ceilings
- LED lighting
- Five high speed 18pp passenger lifts
- Refurbished lobby areas/wcs
- 24-hour manned security
- Ground floor coffee shop
- DDA compliant



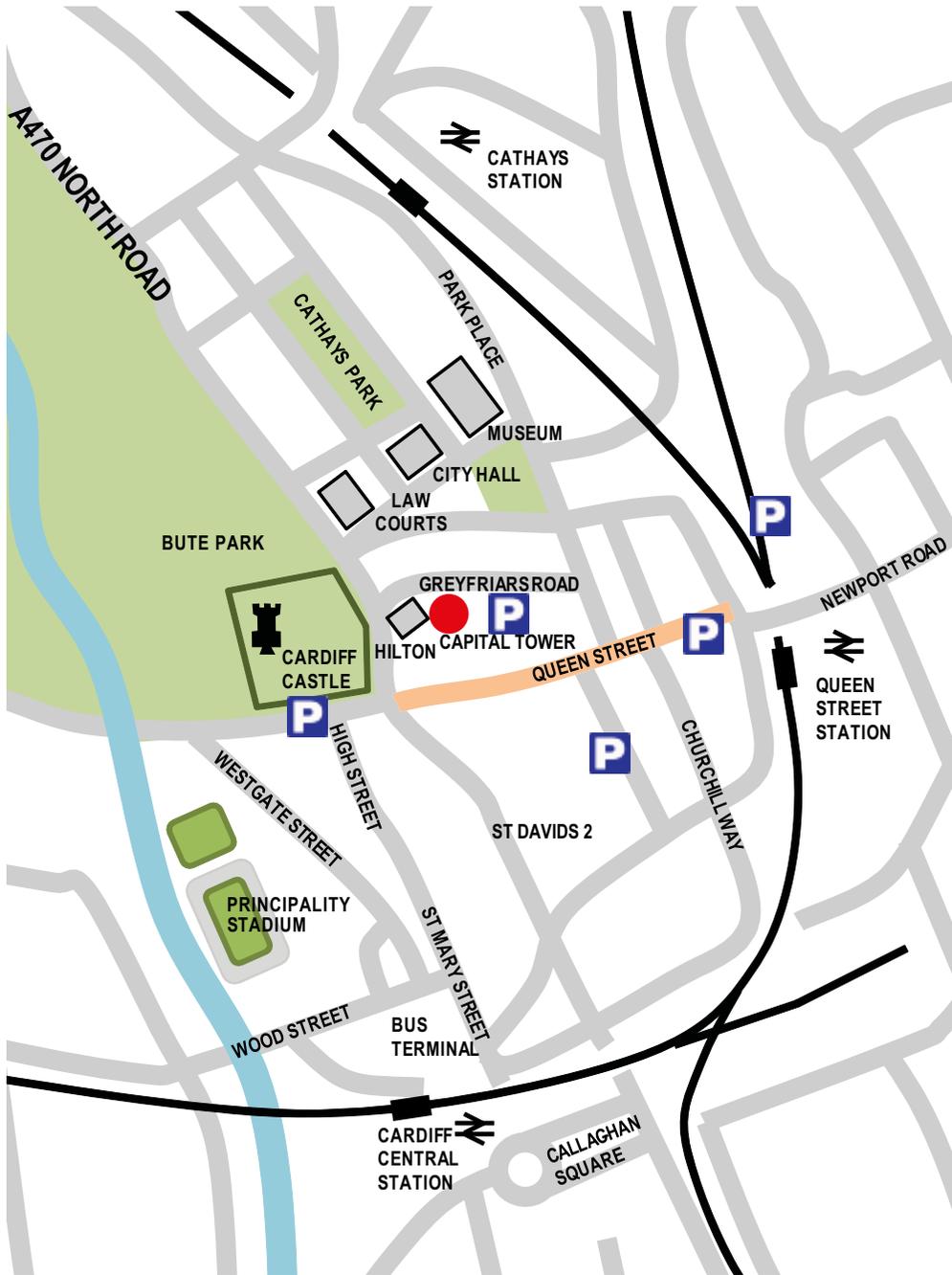
ACCOMMODATION

FLOOR	SQ FT*	SQ M*
10th	5,519	513
11th	5,530	514
12th	5,530	514
Total	16,579	1,541

*IPMS 3



Typical floor plan



BUSINESS RATES

The existing business rates equate to approximately £5.10/ft (2021/22) - further details on application.

LEASE

The property is held on separate leases expiring on 25 March 2023. Rent on application.

SERVICE CHARGE

The tenant is responsible for a fair proportion of the landlord's costs of maintaining & managing the building - further details on application.

EPC

'D' rating (98)

PARKING

Secure on site car parking is provided at a ratio of 1 space per 850 sq. ft. In addition there are several public car parks in close proximity.

COMMUNICATIONS

• ROAD

Easy access to M4 motorway via A470(J32) & A48M(J29/30).

• RAIL

Regular Intercity service to Bristol, Swindon, Reading & London Paddington. In addition the south Wales Metro network provides a comprehensive service into/ from Queen Street station.

• BUS

Greyfriars Road is an important hub for bus services into the city centre.



FURTHER INFORMATION

Viewing strictly by prior appointment

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. June 2021

HUW THOMAS

029 2046 0152
www.huwthomascpc.com

huw@huwthomascpc.com