

TO LET



NO. 3 CAPITAL QUARTER

CARDIFF CF10 4BQ

8,113 - 41,298 SQ FT (754 - 3,837 SQ M)

CAPITAL QUARTER

Capital Quarter is a mixed use development including offices, student housing, multi storey car park, convenience retail & residential, in a major 8 acre regeneration scheme at the heart of Cardiff city centre.

It comprises some 336,000 sq ft (31,200sq m) of Grade A offices developed by J R Smart in 4 phases, within easy walking distance of Central Railway Station & St Davids 2, Cardiff's prime retail core.

Existing occupiers include Development Bank of Wales, Sky, WSP, Public Health Wales, Geldards, Home Office & Atkins.



3 CAPITAL QUARTER

No. 3 Capital Quarter is a landmark 7 storey building with full height central atrium, built to a high specification & completed in 2018/19. It incorporates large flexible floorplates, generous reception & basement parking with cycle storage & showers/locker rooms.



SPECIFICATION

- BREEAM Excellent
- EPC 'A' rating(21)
- 7 storey central atrium
- Comfort cooling/heating
- No. 4 x 16 person passenger lifts
- Manned reception with breakout /seating & security barriers
- 2.7m floor to ceiling height
- Full access raised floors
- LED lighting/Intelligent dimming
- Male, female & disabled toilets on all floors
- Fully DDA compliant
- Designed to 1:8 occupational density

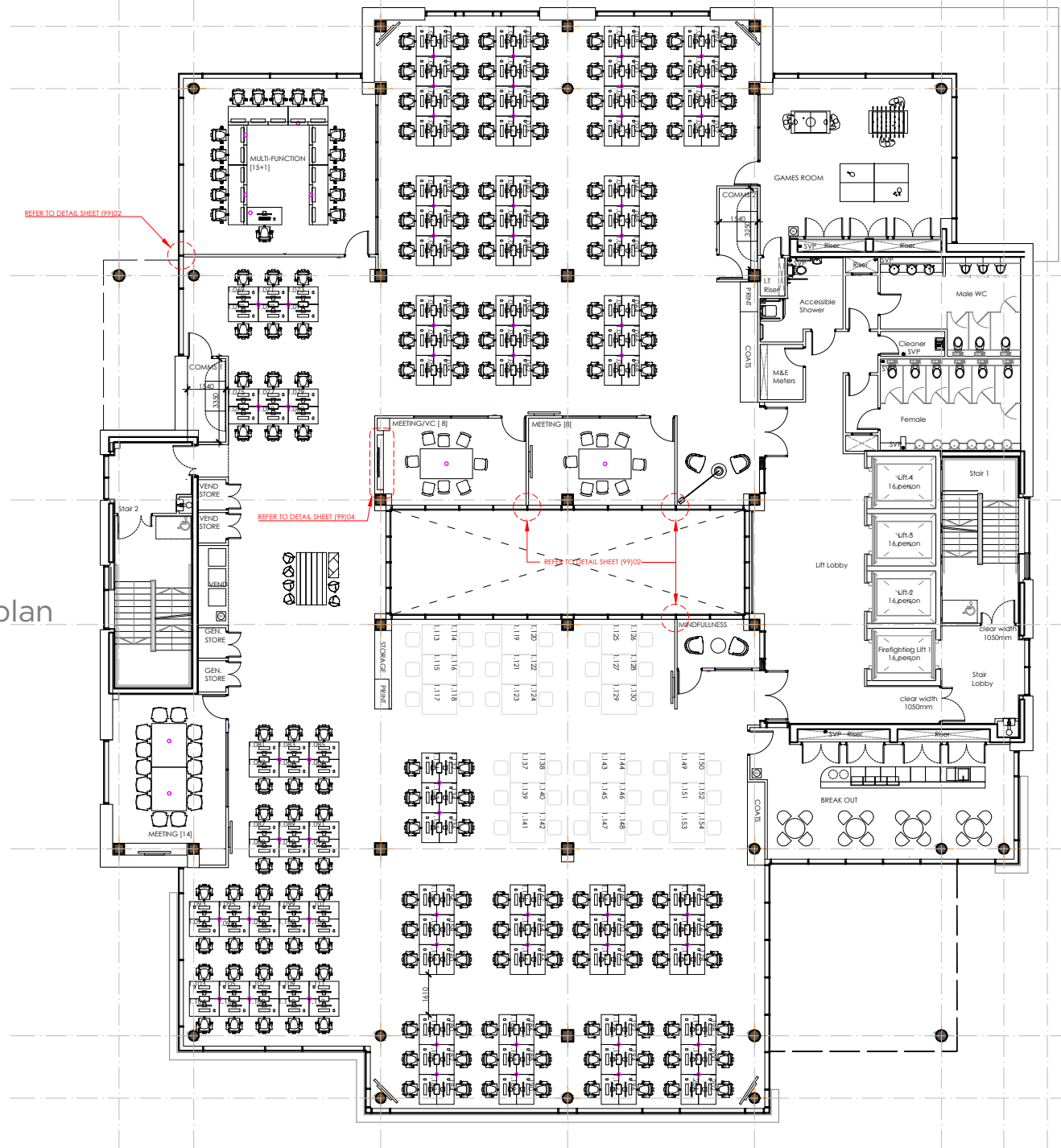


ACCOMMODATION

FLOOR	SQ FT*	SQ M*
GROUND	8,115	754
FIRST	11,064	1,028
SECOND	WHICH	WHICH
THIRD	EUI	EUI
FOURTH	EUI	EUI
FIFTH	11,897	1,105
SIXTH	10,222	950
Total	41,298	3,837

*IPMS 3

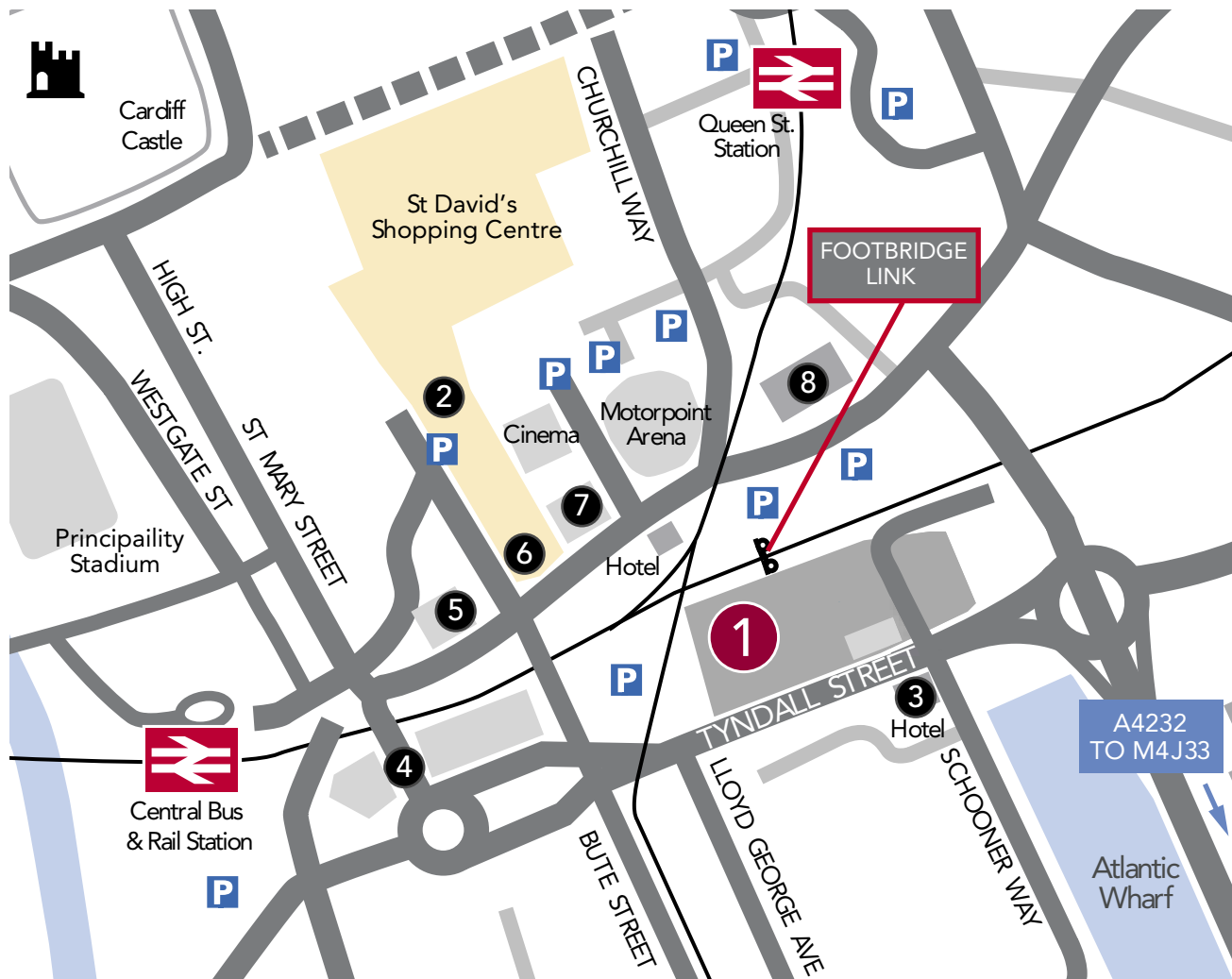
Typical floor plan



PARKING

- Lower Ground floor 6 spaces + 2 disabled
- On site Multi storey – 22 spaces inclusive /additional 32 spaces at £225
- Pellett Street car park (over Smart Bridge) currently 65 spaces at £250





- KEY
- | | | | |
|-------------------|--------------------|------------------|---------------------------------|
| ① Capital Quarter | ③ Novotel Hotel | ⑤ Marriott Hotel | ⑦ Park Inn Hotel |
| ② St Davids 2 | ④ Callaghan Square | ⑥ John Lewis | ⑧ The University of South Wales |

BUSINESS RATES

The existing business rates equate to approximately £7.90/ft (2021/22) – further details on application.

LEASE

The property is held on separate leases floor by floor, expiring on 28 February 2029, with a rent review in February 2024. 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

'A' rating (21)

COMMUNICATIONS

• ROAD

Easy access to M4 motorway via A4232(J33), A470(J32) or A48(J30).

• RAIL

Regular Intercity service to Bristol, Swindon, Reading & London Paddington.

• BUS

New bus station/hub within easy walking distance.



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. July 2021

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