

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



**Preliminary details**

**TO LET**

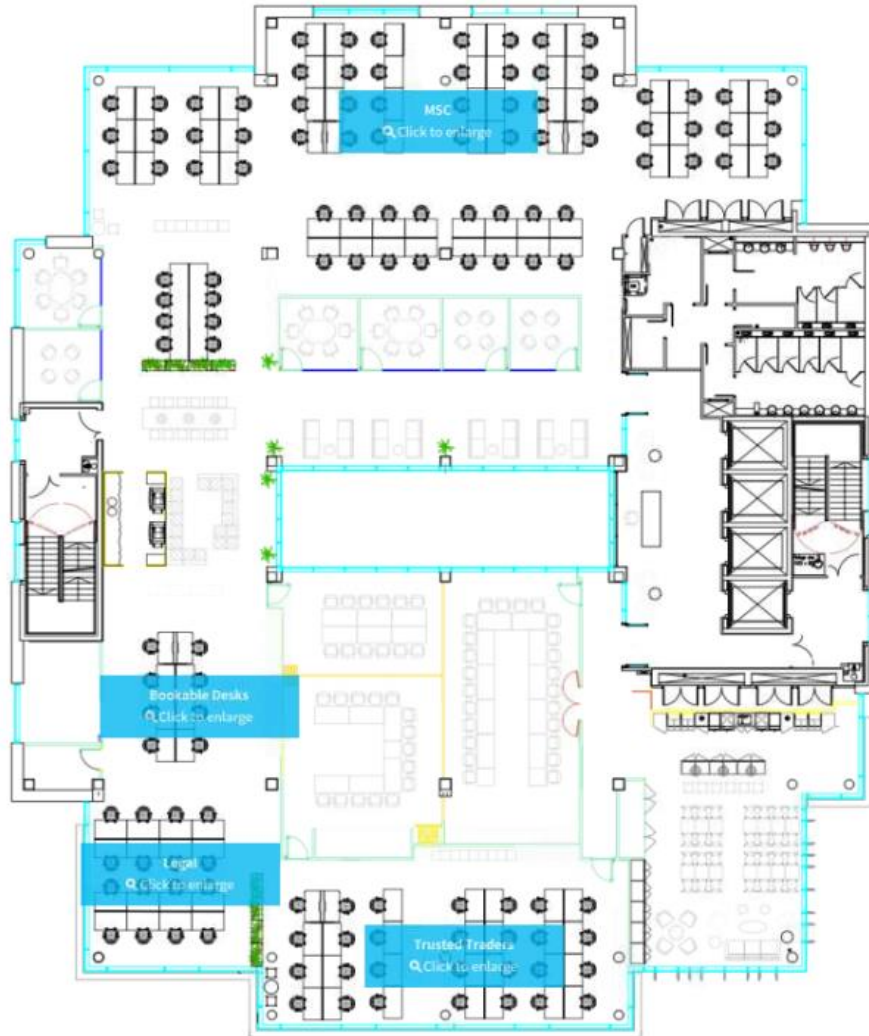
**MODERN GRADE A FULLY FITTED "TURNKEY" OFFICES**

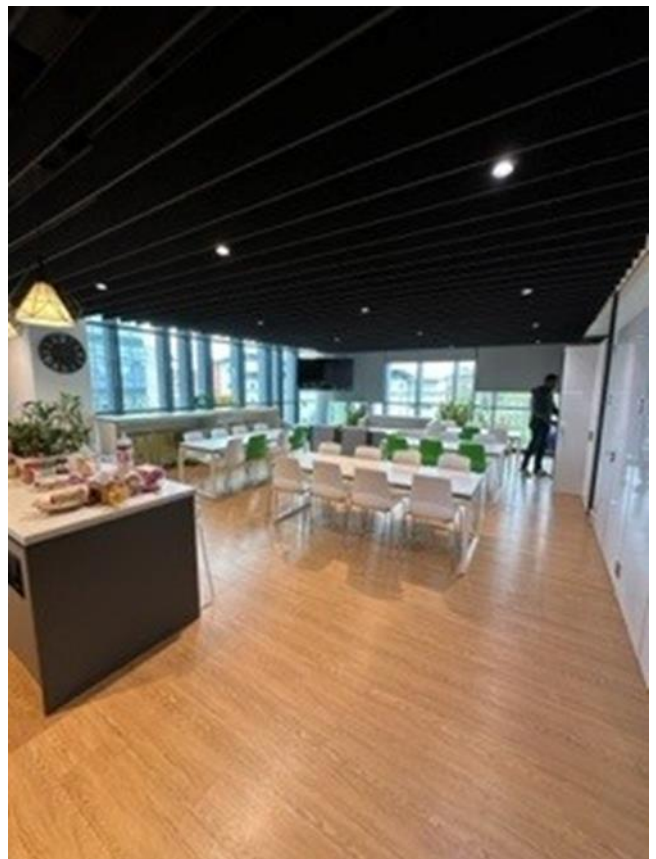


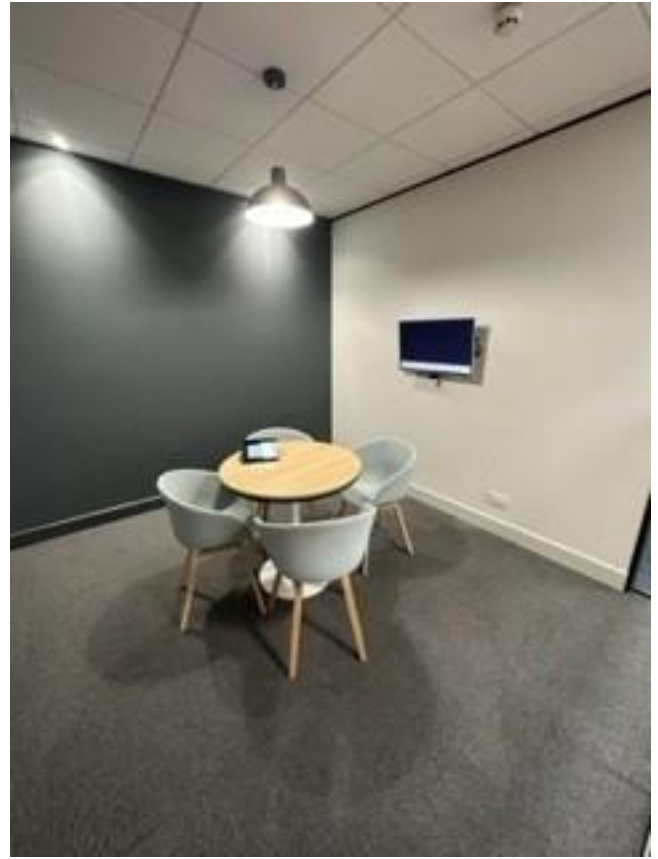
**3 Capital Quarter, Tyndall Street  
Cardiff, CF10 4BQ**

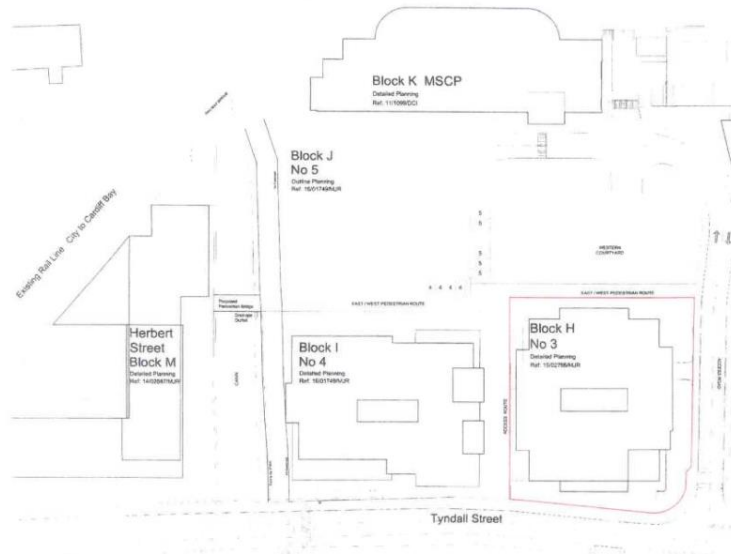
**6,000 - 11,902 sq ft/ 558 - 1,106 sq m**

<b>LOCATION</b>	The property is located in Cardiff City Centre main office core. Capital Quarter is ideally located in close proximity to both Cardiff Central Railway Station and Cardiff Queen Street Railway Station as well as a number of public transport links. The city centre's leisure and retail amenities are also close by. Furthermore, Capital Quarter benefits from having an on-site coffee shop and convenience store.
<b>ACCOMMODATION</b>	Capital Quarter comprises a purpose built, Grade A office building, constructed in 2014 as part of the Capital Quarter Scheme. The main reception has recently been refurbished. The available accommodation is located on the second floor and benefits from a high quality fit out. The accommodation can be assigned or sublet as a whole or split with a new sublease of part.  Second floor                      6,000 - 11,902 sq ft
<b>AMENITIES</b>	The property benefits from the following amenities: <ul style="list-style-type: none"> <li>* High quality Grade A office space fully fitted turnkey space</li> <li>* City centre location</li> <li>* Recently refurbished reception area with commissionaire</li> <li>* High quality office furniture</li> <li>* Highly accessible</li> <li>* Car parking</li> <li>* Raised access flooring</li> <li>* Suspended Ceiling with recessed lighting</li> <li>* Kitchen</li> <li>* Meeting rooms and conference room</li> <li>* Male, female and disabled WC's</li> <li>* Air-conditioning</li> <li>* Shower facilities and bicycle parking</li> <li>* Four passenger lifts</li> </ul>
<b>LEASE</b>	Assignment of whole or new sub lease of part floor on terms by arrangement. The lease expires in July 2033 with a rent review and break in July 2028.
<b>RENT</b>	Rent on application
<b>RATES</b>	£8.65 per sq ft estimated
<b>SERVICE CHARGE</b>	£5.50 per sq ft estimated
<b>PREMIUM</b>	A premium will be sought for the furniture and fixtures and fittings.
<b>LEGAL COSTS</b>	Each party to be responsible for their own legal costs.
<b>VIEWING</b>	By appointment through joint sole agents Daniel Isaacs Wiltshire Daniels 020 7529 5559 <a href="mailto:dbi@wiltshiredaniels.com">dbi@wiltshiredaniels.com</a>









10.23