

Eastgate House

Eastgate House Newport Road Cardiff CF24 0AB

Office Space To Let

Refurbished landmark building



Inside & Out

Eastgate House has undergone a comprehensive make over which has transformed the property. Externally, elevations have been completely rendered and decorated, new double glazed windows have been installed.

Internally, the common areas including the reception, toilets and office suites have been upgraded to create a high quality office environment. The floors provide fantastic views across the City in all directions.

Main Reception



Modern Refurbishment

Following a comprehensive internal and external, multi-million pound refurbishment we welcome you to Eastgate House.



Refurbished Landmark

Eastgate House has undergone external refurbishment to include new double-glazed aluminium windows and rendering.



In good company

Excellent on-site amenities including a fully operated gym and coffee shop.

Already home to established office occupiers.



Gym



Specification

Flexible refurbished office accommodation which includes the following specification:



Suspended ceilings



Optional comfort cooling



Recessed LED lighting



Three passenger lifts



Perimeter trunking



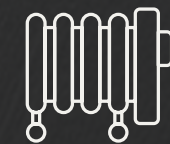
New double glazed windows



Carpeted floors



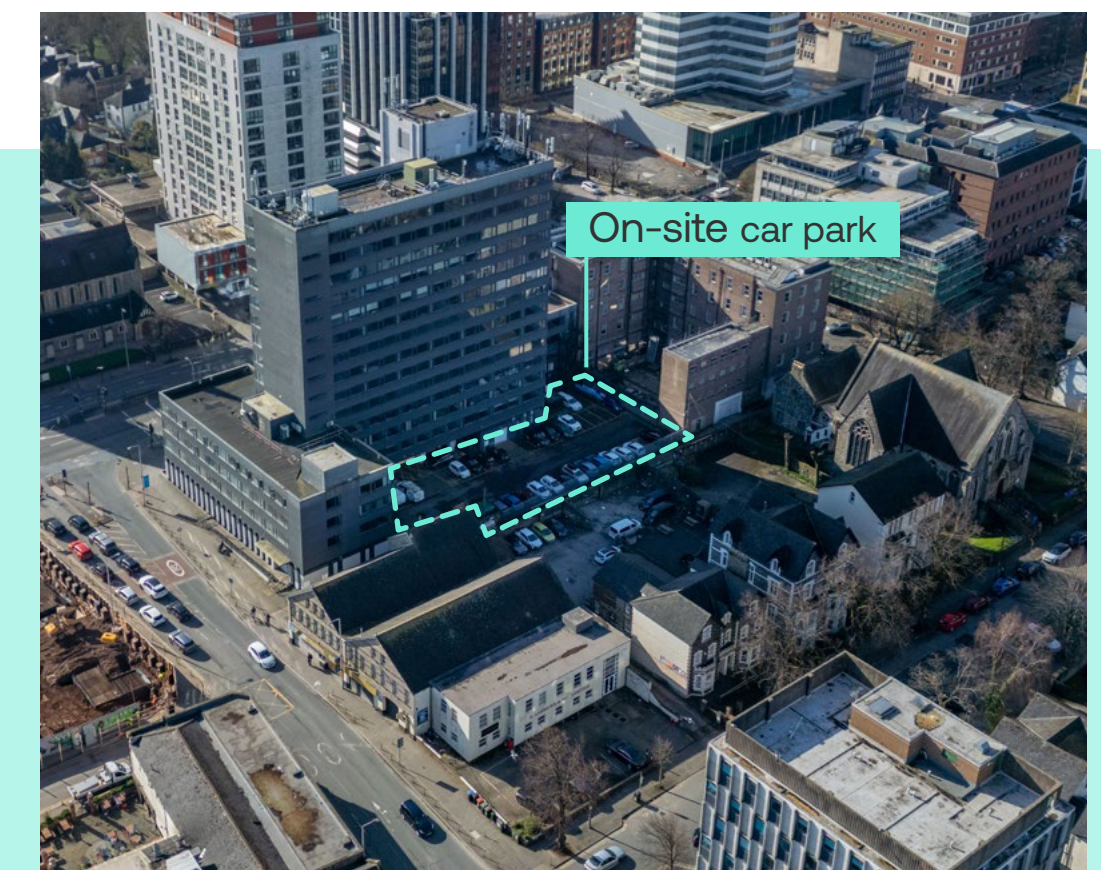
Refurbished gendered toilets



Central heating



Brand new manned reception area



Car Parking

On-site car parking is available. Additional public parking is available in nearby car parks situated off Newport Road and City Road.

On-site car park

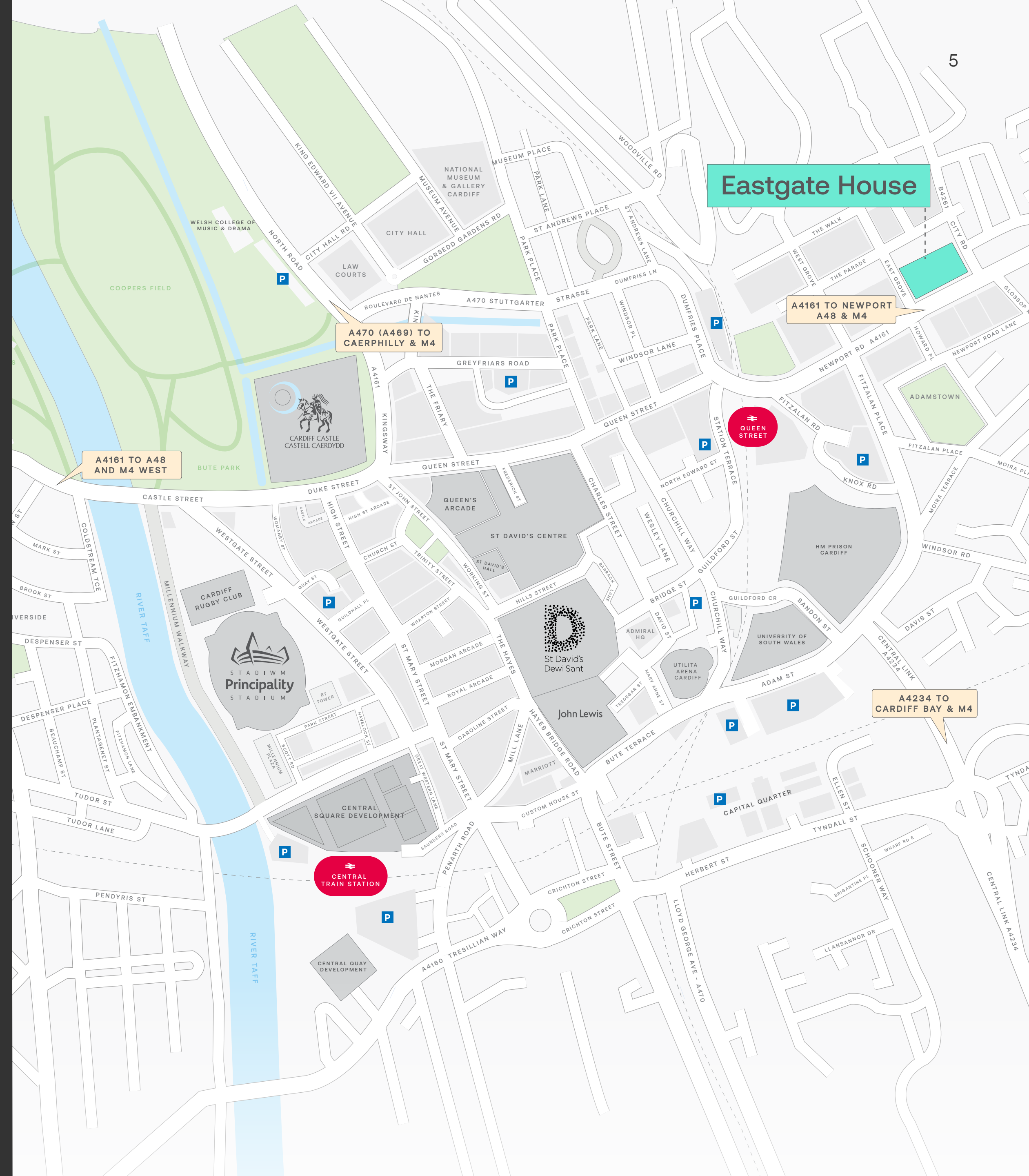
Location

CF24 0AB

Eastgate House, a centrally located office building in a thriving capital city.

Situated on the eastern side of Cardiff centre on Newport Road, a popular office location. The property is a short walk from the main shopping area of Queen Street and Capitol Shopping Centre, St Davids and the many arcades that adorn the city.

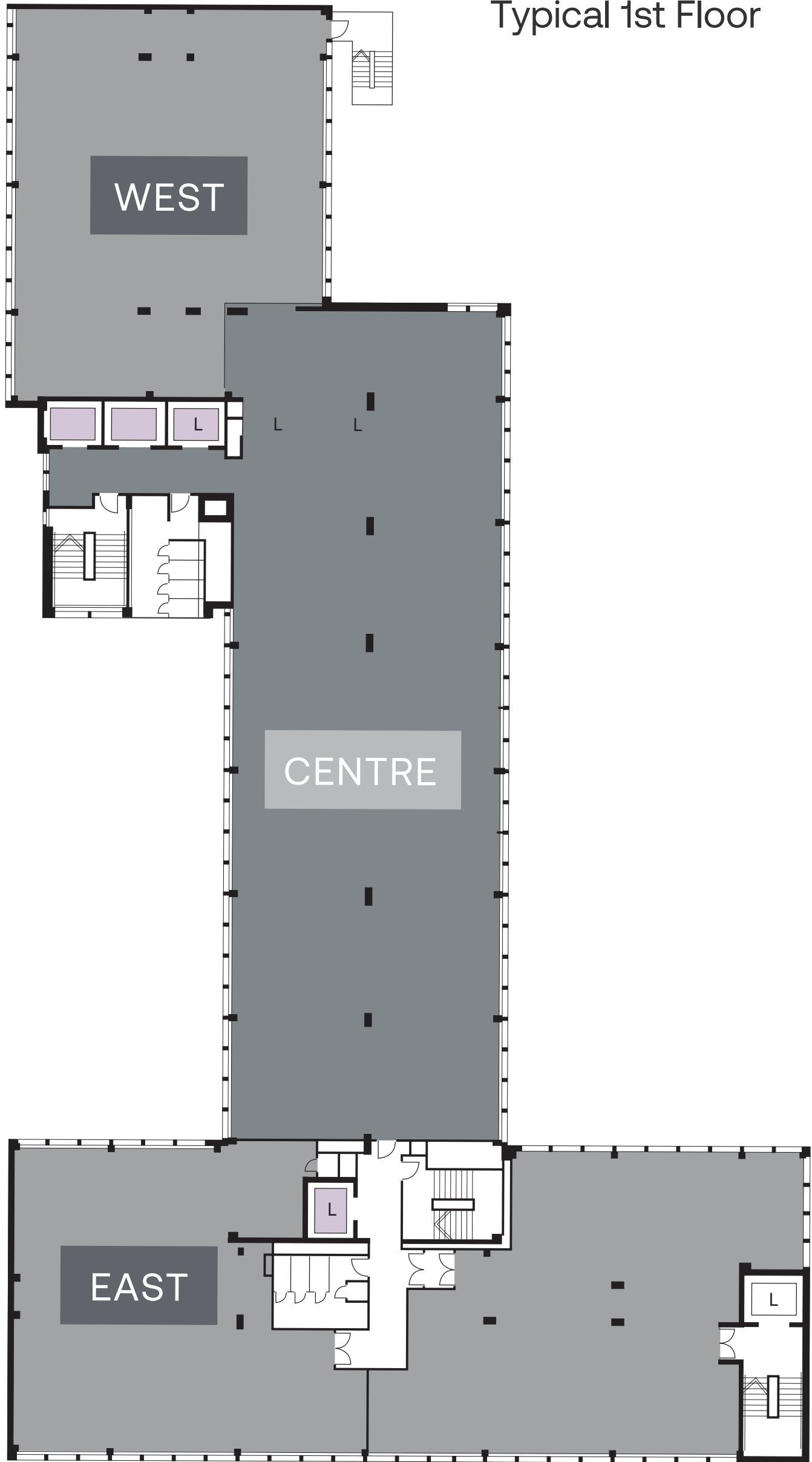
Eastgate House also benefits from being located on the main bus route as well as being within walking distance of Queen Street railway station connecting to Cardiff Central station, Cardiff Bay and the Valley Lines.



Accommodation



Main Entrance



Various office suites available on application to the agents.

Rates

All interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Quoting Terms

New full repairing and insuring lease, rent on application. All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

The property has the Energy Performance Rating of C: 69.

Floor Areas	Size (sq ft)	Size (sq m)
13th Floor	5,300	492
12th Floor	5,309	493
11th Floor	5,322	494
8th Floor (Suites 2 & 4)	2,650	246
8th Floor (Suite 3)	1,015	95
7th Floor	5,325	495
6th Floor	5,325	495
5th Floor	5,202	483
4th Floor	5,248	488
1st Floor	7,397	687
Total	48,093	4,468



Capital Tower

Central Square

Capital Castle

National Museum

Cardiff University

Brunel House

P

P

P

Cardiff Queen Street

Cardiff University

Eastgate House

Holland House Hotel

Cardiff Sixth Form College

P

Tŷ Cambria House

Prestige Student Living

Canvas Student



Eastgate House



Office Space To Let

Refurbished landmark building

Contact

John James
john.james@fletchermorgan.co.uk

Matthew Jones
matthew.jones@fletchermorgan.co.uk

www.eastgatehousecardiff.co.uk

**Fletcher
Morgan**

Mark Siddons
mark.siddons@coark.com
02920 346361

www.coark.com

 **Cooke &
Arkwright**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Fletcher Morgan in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Fletcher Morgan has no any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: October 2018.