

TO LET

CONTEMPORARY FULLY FURNISHED GRADE A OFFICE TO LET

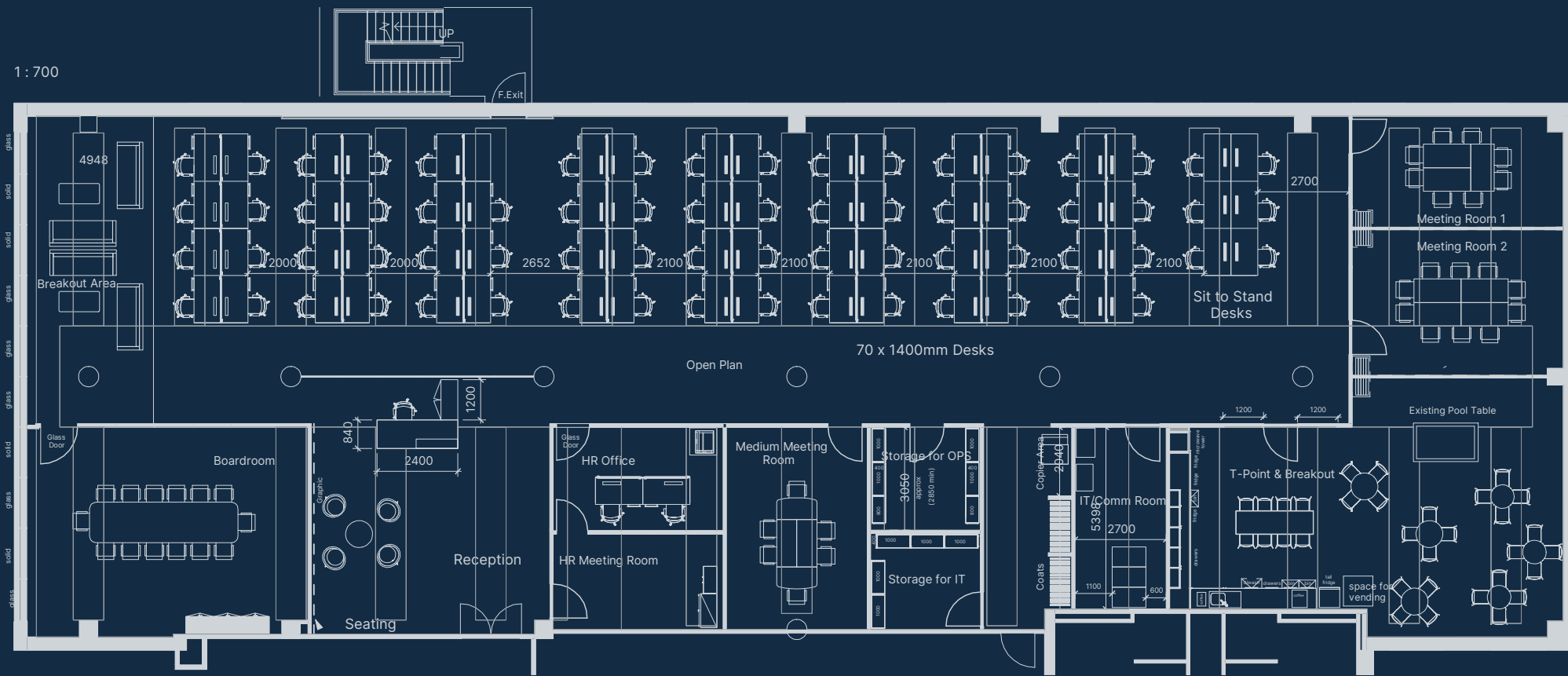
# 3 ASSEMBLY SQUARE

7,418 sqft fully furnished  
Grade A office suite in the  
heart of Cardiff Bay



# 4th floor office space to let

OFFICE SUITE : 7,418 SQ FT



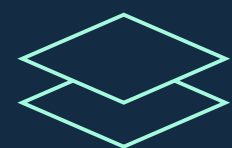
## Specification



Chilled beam air conditioning



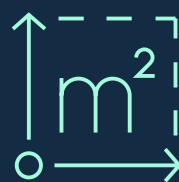
Shower facilities, cycle parking and drying room



Raised access floor with busbar system



24 hour security and access



Services available for kitchen fit out



Disabled access and facilities



Concierge reception



To include all furniture, boardroom and breakout area. 72 desk in total.

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## HIGHLIGHTS

- High specification building with full height glazed atrium
- Spectacular views over Roath Basin and Cardiff Bay
- Generous onsite parking



# Location

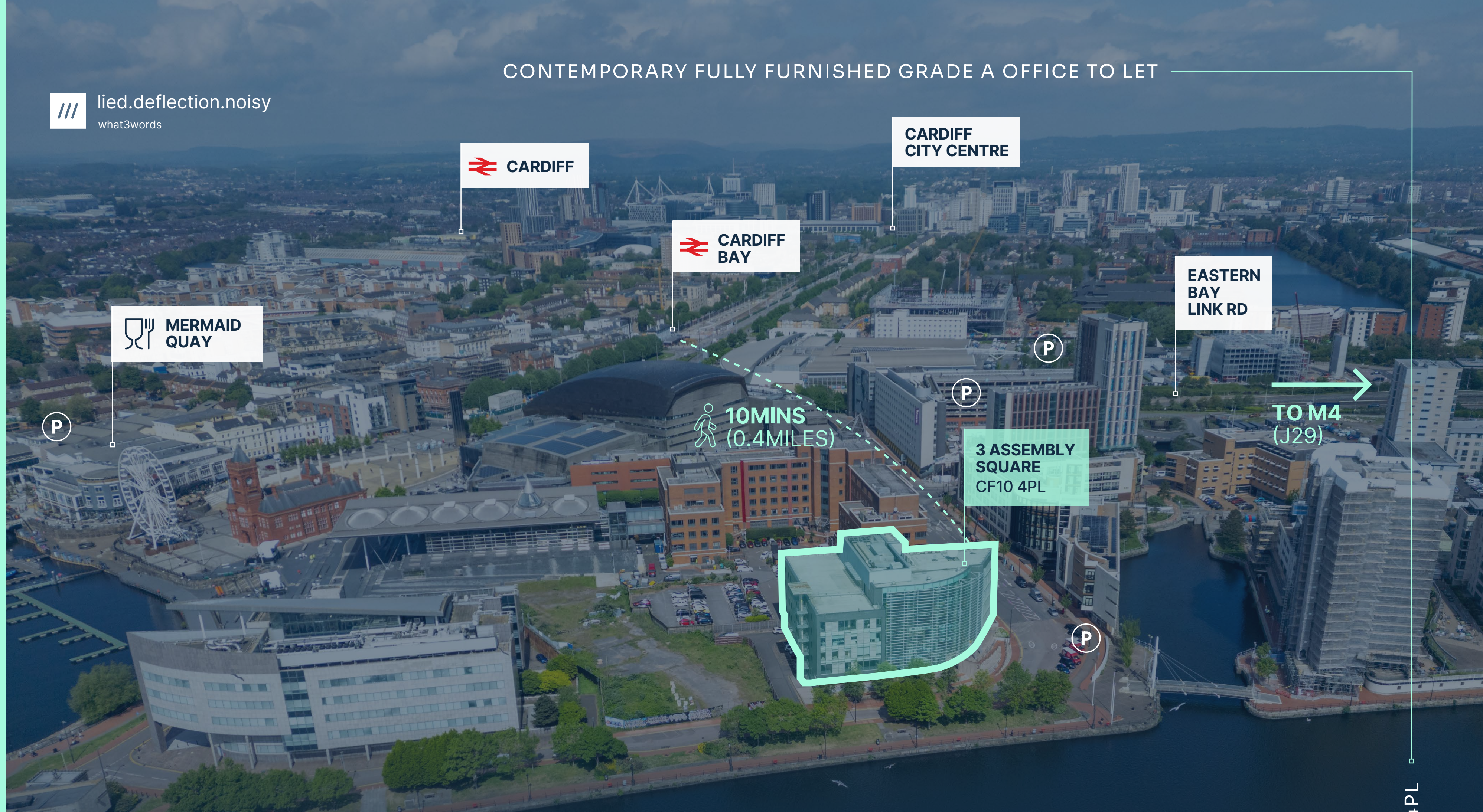
## Amenities on your doorstep

Just moments from 3 Assembly Square, Mermaid Quay offers the perfect setting to step away from the office and enjoy everything Cardiff Bay has to offer.

With more than 30 restaurants, cafés, bars and a cinema, it provides an exceptional lifestyle amenity for occupiers.



lied.deflection.noisy  
what3words




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 **CARDIFF**

**CARDIFF CITY CENTRE**

 **CARDIFF BAY**

**EASTERN BAY LINK RD**

 **MERMAID QUAY**

 **10MINS (0.4MILES)**

**3 ASSEMBLY SQUARE CF10 4PL**

**TO M4 (J29)**

### Rail links

Cardiff Bay is served by regular services from Queen Street Station linking to the Valley Line services and to Cardiff Central for Main line services to Swansea, Bristol and London.

### Bus links

The BayCar (No6) offers regular services from the estate linking to all parts of the city centre loop, and both railway stations.

### Driving

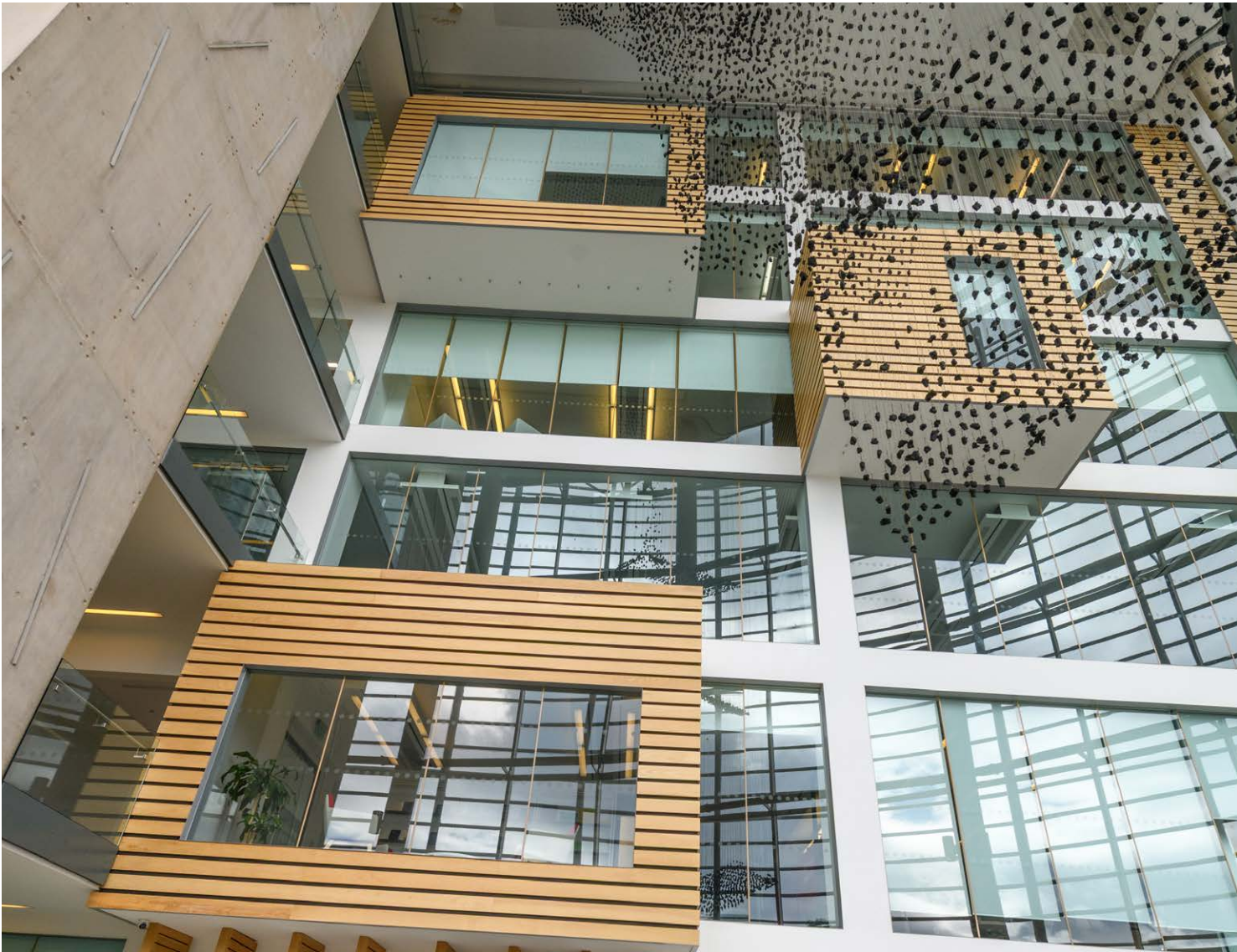
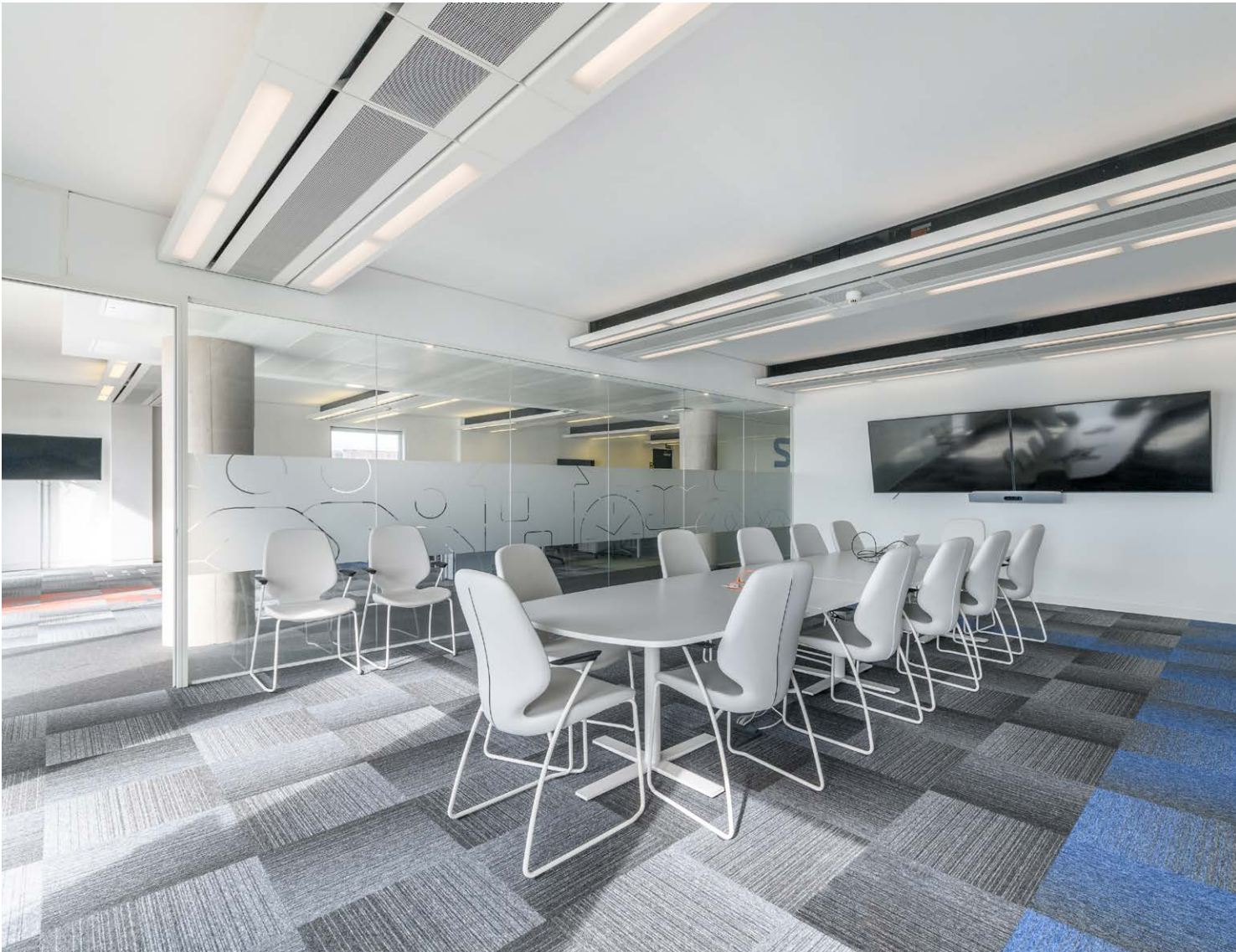
The estate is conveniently located for access to the M4 motorway at Jct 33 (via A4232 – 11 miles) and Jct 29 (via A48 – 13 miles).loop, and both railway stations.

### Public parking

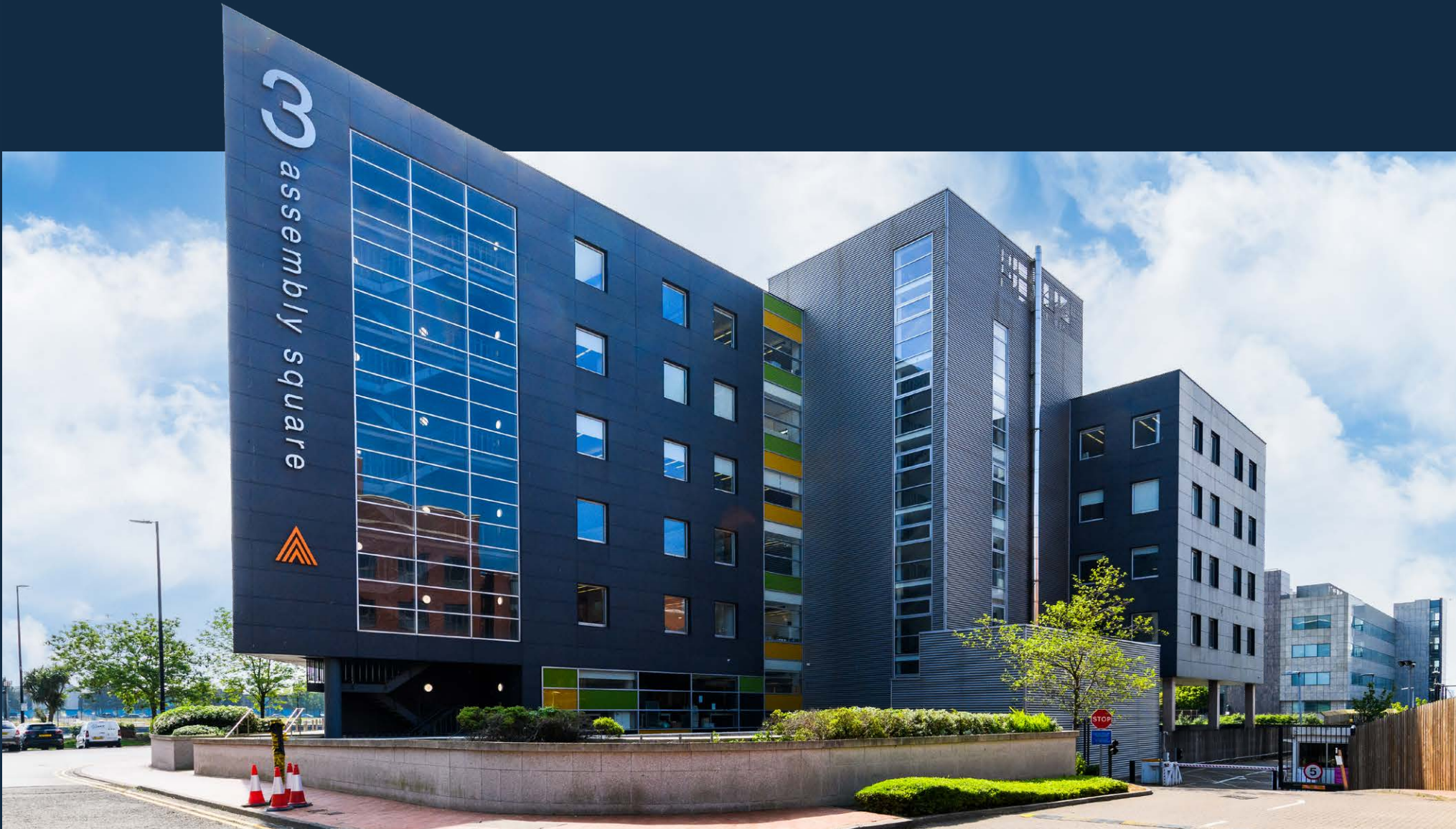
The Pierhead Street Car Park provides 1,238 spaces and £6 per day concessionary rates are available to estate occupiers and their visitors.

CARDIFF, CF10 4PL

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Designed by MartinHopkins
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Lease terms

The office is available by way of an assignment or sub-let.
The lease is for a term of 10 years from 17th November 2019.

Rent

£169,602 pa exclusive of all other occupational outgoings.

Connectivity

Table with connectivity details: Carriers (BT Openreach, Virgin Media), Services (BT Openreach - Copper & Fibre), Mobile Services (Three, Vodafone, O2, EE - 3G, 4G, 5G)

EPC rating C61



Parking

Secure private parking in the basement car park at a ratio of 1 space per 720 sq ft occupied.

Additional spaces are available at concessionary rates for occupiers in the 1,238 space Pier-head Street multi storey car park opposite.