



ONE CALLAGHAN SQUARE

To Let

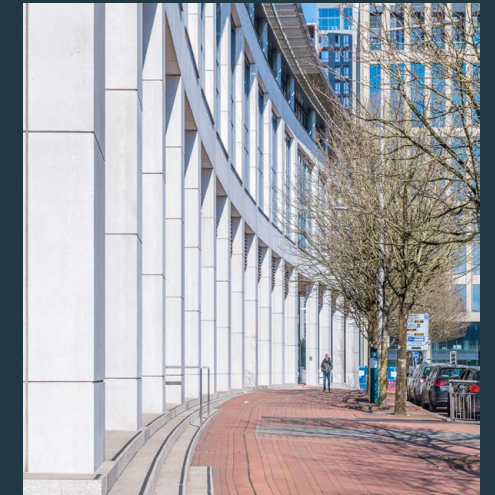
First Floor Office Space
7,781 Sq ft (722.9 Sq m)





One Callaghan Square is a newly refurbished Grade A office building located in a prominent position right in the heart of Cardiff's central business district within the popular Callaghan Square development.

ONE
CALLAGHAN
SQUARE



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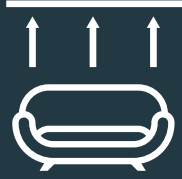




One Callaghan Square is perfectly located in close proximity to both Cardiff Central Railway Station and Cardiff Queen Street Railway Station as well as being situated in easy walking distance of the key bus routes.

PROMINENT LOCATION





Impressive double height
ground floor reception



VRF comfort cooling



Metal tile suspended ceilings



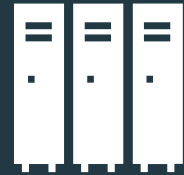
Raised access
floors



LED lighting
with sensors



Male and female WC's,
showers plus accessible
shower room



Changing facilities
and drying room



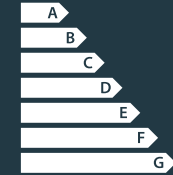
Excellent secure
cycle storage



6 on site
secure car spaces



WELL Silver



EPC 'B' rating



All electric (no gas)

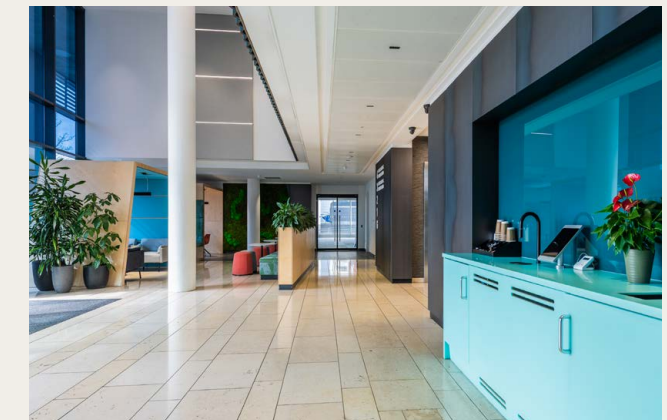


SPACE IS EVERYTHING



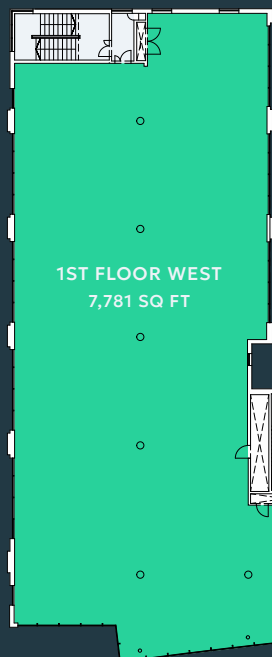
One Callaghan Square has been comprehensively refurbished to provide state-of-the-art, superb workspace for forward-thinking companies looking to make their mark in one of the capital's most sought-after office buildings.

ONE
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SQUARE





WORK BETTER FEEL BETTER



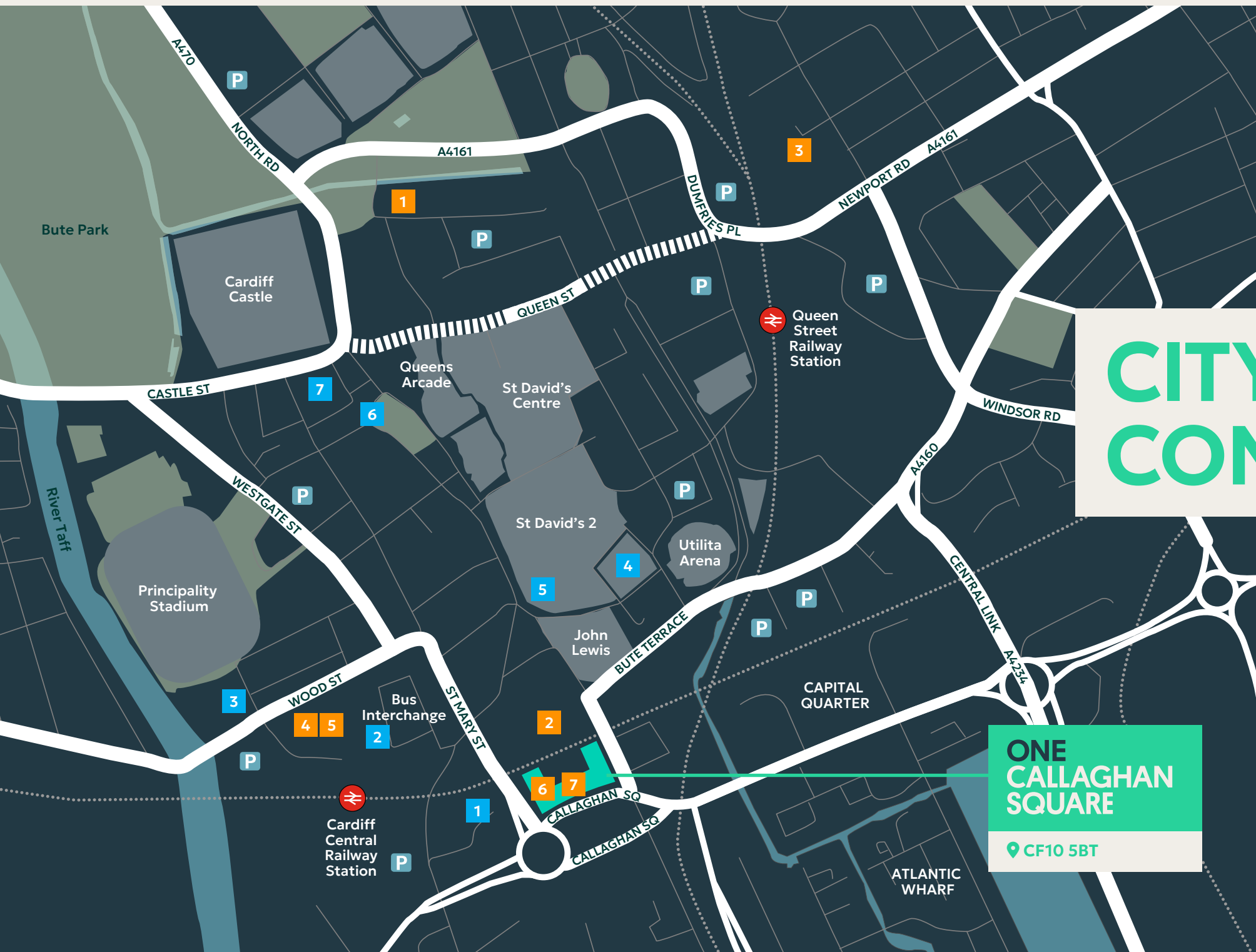
This Grade A first floor space is designed around the people who use it, full-height windows, generous, comfortable surroundings that raise the bar for what a workplace can be.

1ST FLOOR EAST
LET

FLOOR	SQ. FT	SQ. M
1ST FLOOR WEST	7,781	722.9
TOTAL	7,781	722.9

Measured on a net internal basis

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One Callaghan Square offers easy access to city centre amenities, including the main shopping district. It's a short walk to Cardiff Central Station, with frequent services to London Paddington and across the UK.

CITY CENTRE CONNECTIONS

COMPANIES

- 1 PwC
- 2 Legal & General Group
- 3 Cardiff University
- 4 BBC Cymru Wales
- 5 Hugh James
- 6 Eversheds Sutherland
- 7 British Gas

AMENITIES

- 1 Coffi Clwb
- 2 Greggs & Boots
- 3 PureGym & Vue
- 4 Cineworld
- 5 The Ivy
- 6 The Botanist
- 7 Pasture

ONE CALLAGHAN SQUARE



AVAILABILITY

The accommodation is available immediately on a sublease for a term of years to be agreed. Alternatively, an assignment of the existing lease can be made available, details upon request.

RENT

Details available upon application.

RATES

Interested parties are advised to make their own enquiries with the Local Authority.

VAT

All figures quoted are exclusive of VAT, if chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

FURTHER INFORMATION

CBRE

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Designed and Produced by www.kubiakcreative.com 266896 09-26.