

Tyndall Street, Cardiff CF10 4YT

Atlantic House West

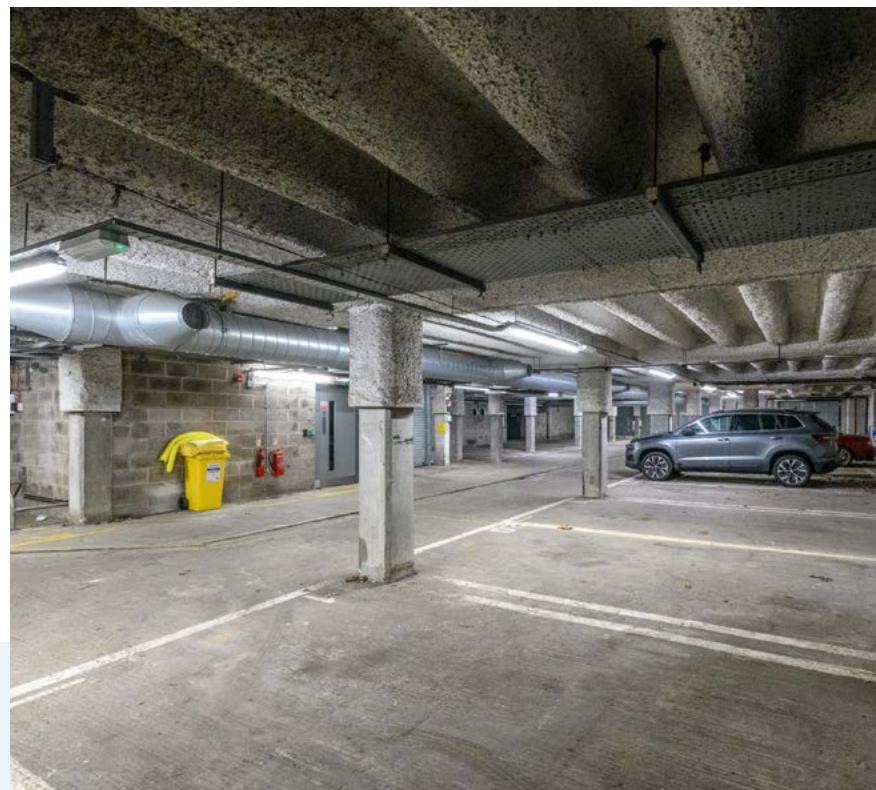
Refurbished
Office Space to Let
From 2000 sq.ft



Redefined + remodelled

City centre offices with exceptional parking

21,159 sq ft
(1,965.7 sq m)



Atlantic House West occupies a prominent position on Tyndall Street adjacent to the Capital Quarter development in Cardiff's City Centre Enterprise Zone.

Atlantic House West offers occupiers the best of both worlds - it is readily accessible and within easy reach of all that the city centre has to offer.

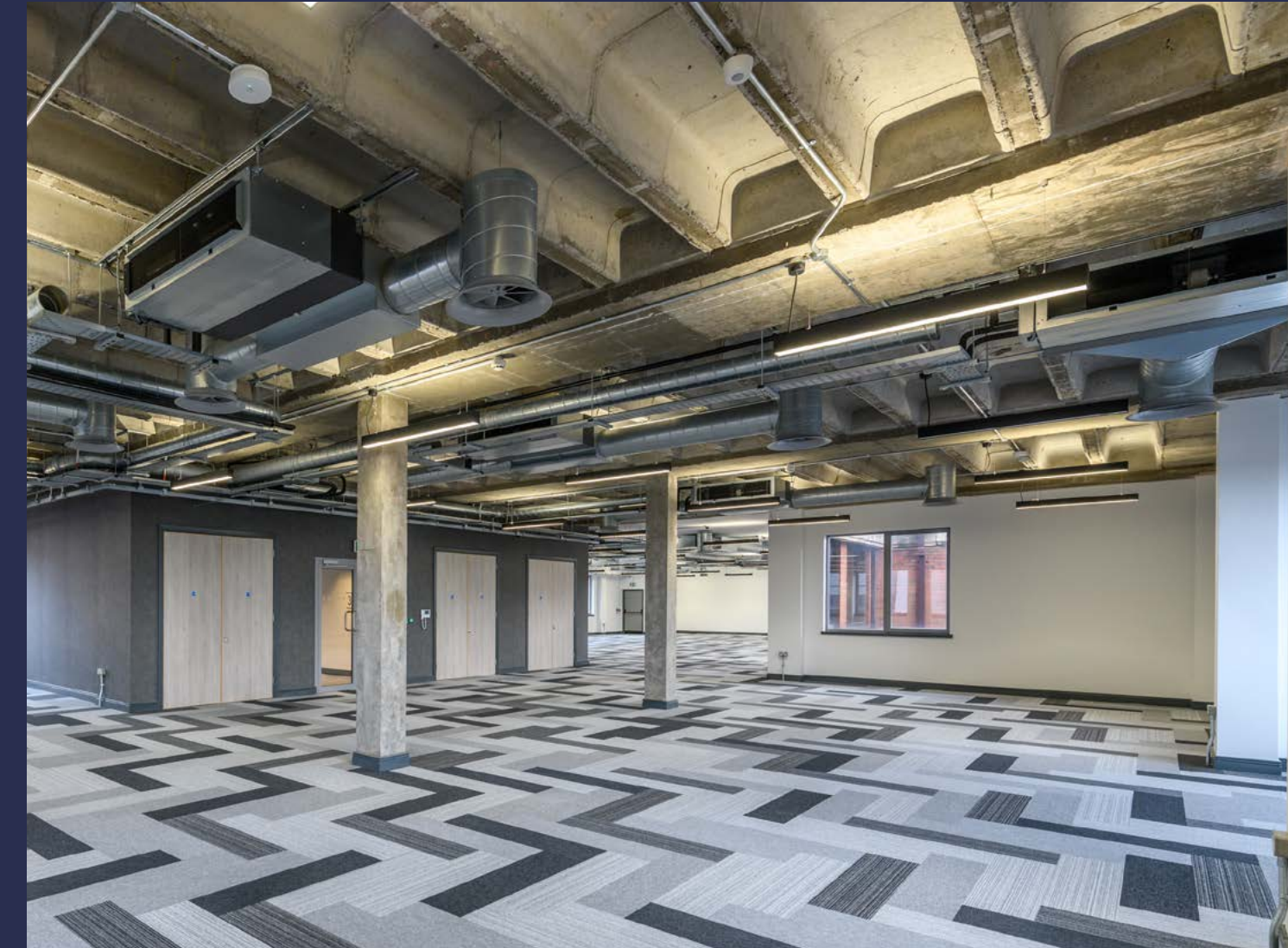
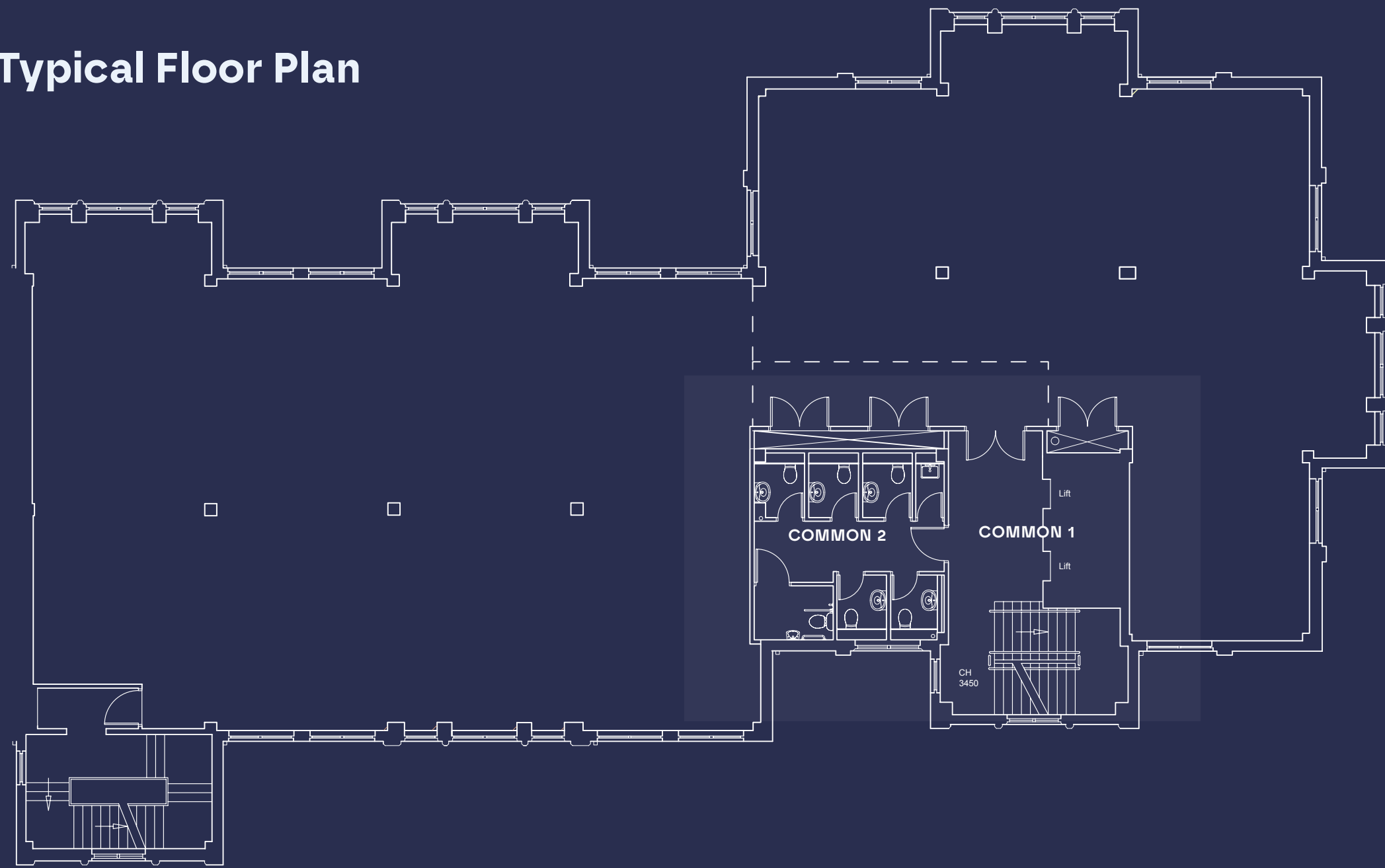
The building has undergone a major refurbishment with a range of finishes and new facilities throughout, creating a new contemporary workspace.

With flexible floorplates of 4,920 sq ft Atlantic House West can accommodate requirements from 20 to 200 staff with numerous options for office configurations.

The building has a large basement providing an outstanding parking allocation for a city centre building.



Typical Floor Plan



Accommodation

Floor	Sq ft	Sq m
GFA	Let	
GF B	Let	
1st Floor	2,853	265.1
2nd Floor	4,920	457.1
3rd Floor	4,920	457.1
4th Floor	Let	
Total	12,693	1179.2

 Air conditioning

 LED lighting

 Cycle parking

 Exposed soffit+ services

 Shower facilities

 Remodelled core

 Electric vehicle charging

 Raised floors

 2 passenger lifts

 Secure parking

Perfectly placed

Atlantic House West is perfectly placed for transport connections in the heart of the Cardiff City Centre Enterprise Zone.

Varied public transport options are available for staff - Cardiff Central and Queen Street Railway Stations are within 10 minute's walk, and numerous bus connections are close by.

The building boasts outstanding on site car parking along with excellent road links including the A4232 which links with both Cardiff Bay and Junction 33 of the M4 Motorway just a few minutes' drive away.

The Smart Bridge to the rear of the property links Tyndall Street to Bute Terrace, providing excellent connectivity to the city centre for pedestrians and cyclists. The building is well connected to various cycle routes, with secure on site cycle storage provided and shower facilities on each floor.



Travel Times

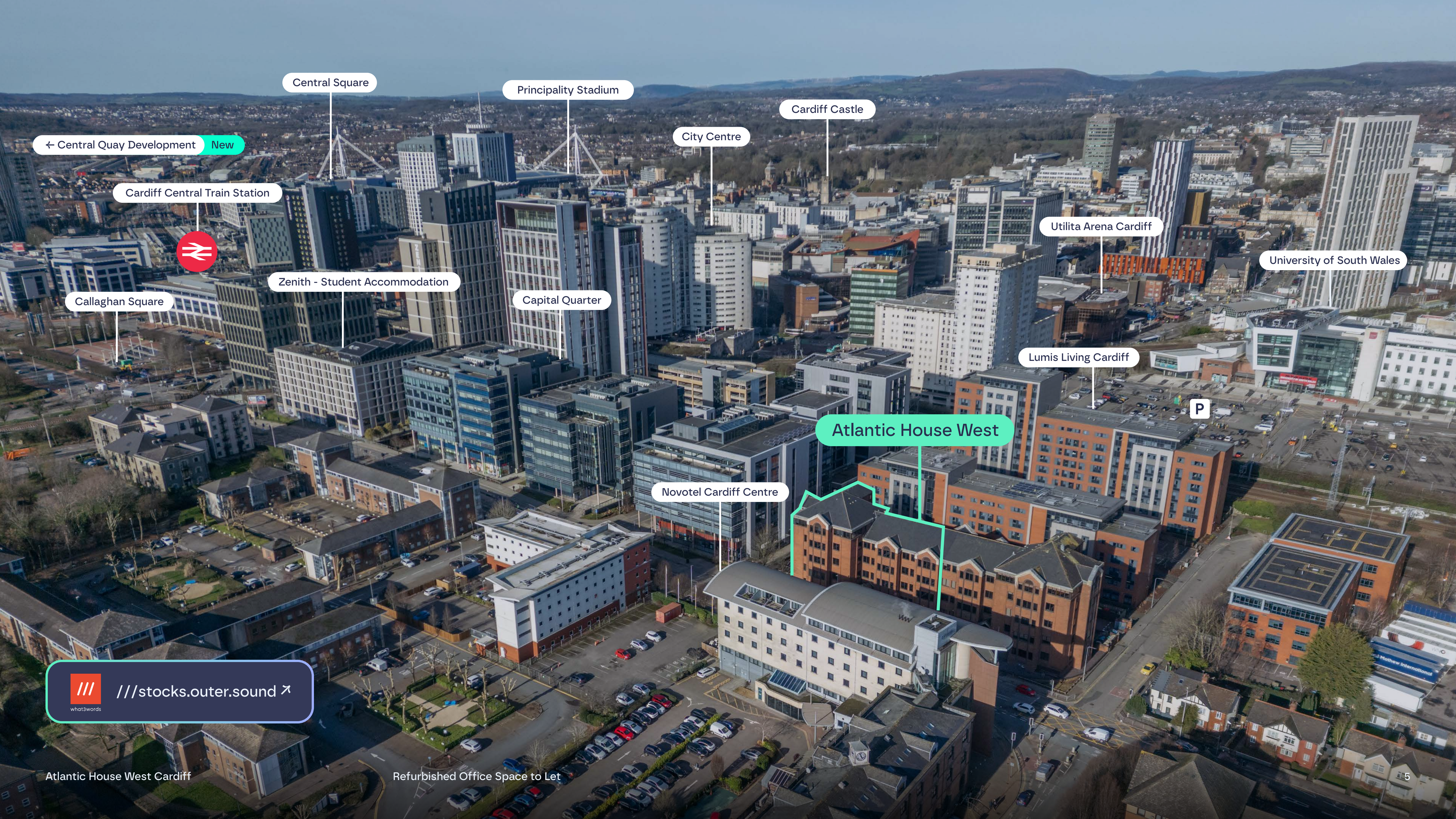
Rail

Newport	15 mins
Swansea	50 mins
Bristol	50 mins
Swindon	60 mins
Reading	96 mins
London	110 mins
Birmingham	120 mins
Manchester	190 mins

Road

Newport	15 miles
Swansea	43 miles
Bristol	44 miles
Birmingham	110 miles
Reading	114 miles
London	152 miles





Central Square

Principality Stadium

Cardiff Castle

City Centre

← Central Quay Development **New**

Cardiff Central Train Station



Utilita Arena Cardiff

University of South Wales

Zenith - Student Accommodation

Callaghan Square

Capital Quarter

Lumis Living Cardiff

Atlantic House West

Novotel Cardiff Centre

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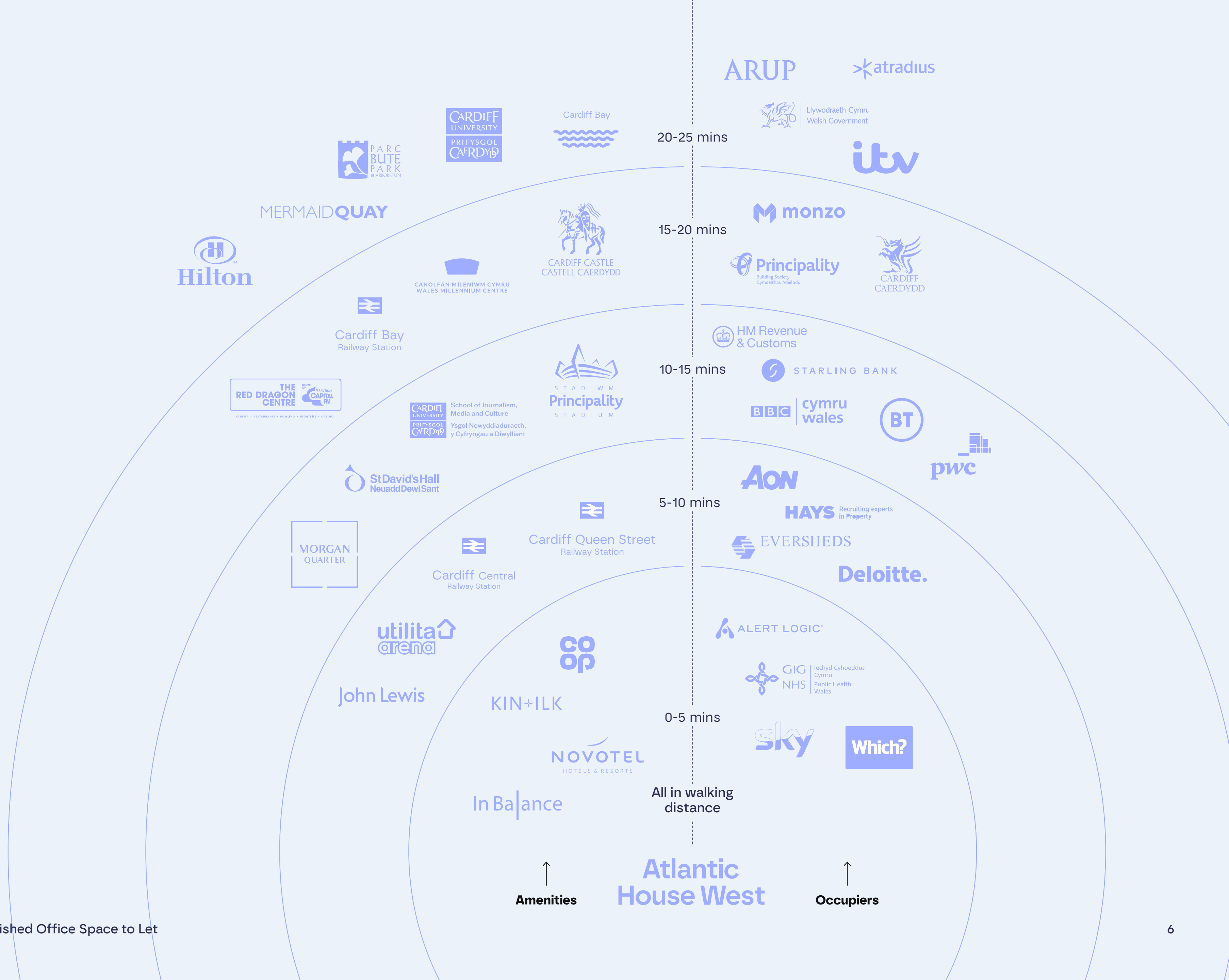
Atlantic House West Cardiff

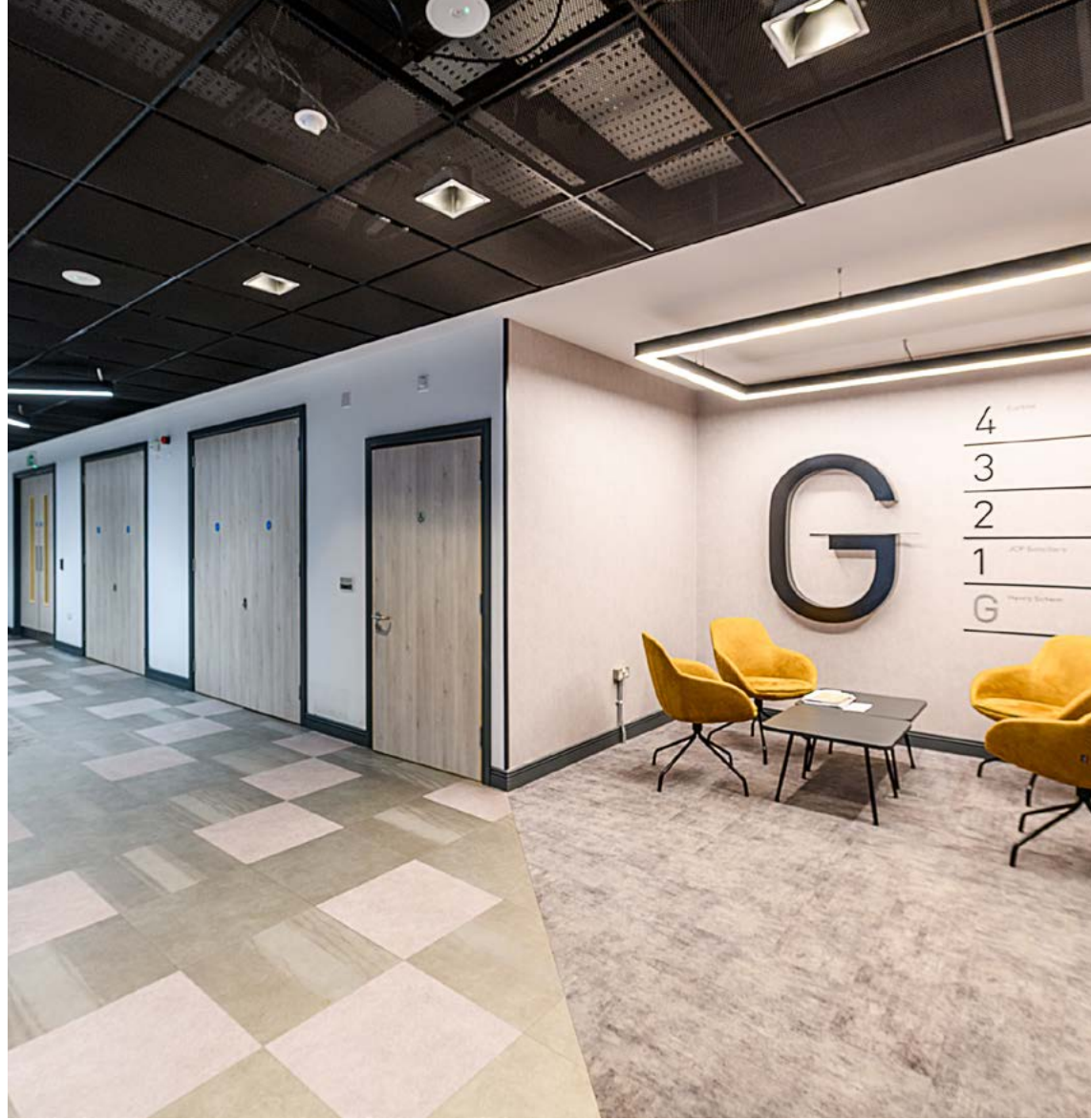
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A stone's throw away

All of the city centre amenities are within easy reach with St Davids Shopping Centre, Central Station and Mill Lane all within a few minutes walk.

It's a well-established business location with neighbours including household names including such as Sky, Admiral and Which? Publishing as well as major locally head quartered businesses such as Capital Law, Geldards Law Firm and Development Bank of Wales.





Rent

£19.50 per sq ft.

Business Rates Payable

£6.70 per sq ft

Service Charge

£5.11 per sq ft

Availability

The offices are available to let on a new lease with flexibility to let in part(s) and on a floor by floor basis.

Parking

The property benefits from a generous parking ratio of 1 per 650 sq ft.

Rates

Business Rates Payable £6.70 per sq ft - The occupier(s) will be responsible for the payment of business rate.

VAT

The property is elected to VAT that is payable on rent and service charge.

Money Laundering Regulations

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

EPC: B



Further information

For further information or to arrange an inspection please contact:

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