



To Let

A Prime, Grade A, fully fitted office suite available by way of sub-lease or assignment.

- Prime office building
- Fully fitted suite
- EPC A & BREEAM Excellent
- Large Roof Terrace
- Shower & locker facilities
- Full height central atrium

3 Capital Quarter

Tyndall Street, Cardiff, CF10 4BZ

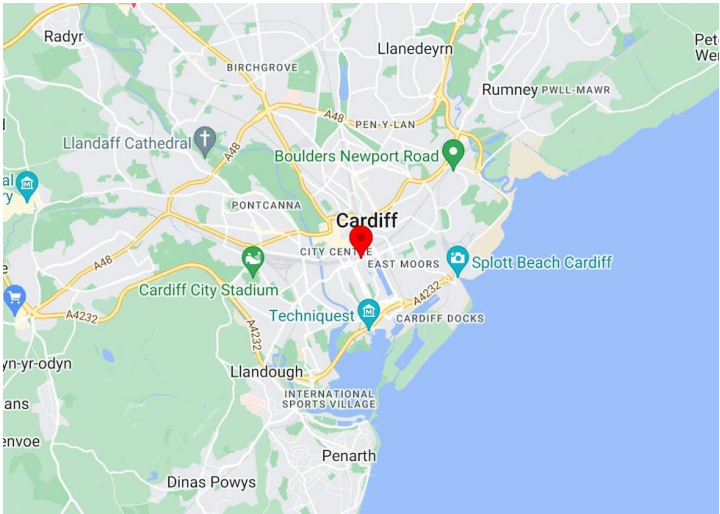
2,000 to 11,902 sq ft

185.81 to 1,105.73 sq m

Reference: #200517

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Summary

Available Size	2,000 to 11,902 sq ft / 185.81 to 1,105.73 sq m
Rent	Rent on application
EPC	A (21)

Description

3 Capital Quarter is a Prime, Grade A office building that forms part of JR Smart's Capital Quarter development. The 7 storey office building fronts on to Tyndall Street and benefits from a full height central atrium and a large roof terrace. The building has strong ESG credentials with an EPC A rating and BREEAM Excellent rating.

The second floor suite benefits from an excellent fitout and is available by way of sublease or assignment. The fitout includes work stations for 126 people alongside a training room, 2 boardrooms, 6 meeting rooms, 4 booth stations and a large kitchen/ break-out area.

Location

Capital Quarter is a Prime, mixed use development which forms a key part of Cardiff Central Business District.

The development delivered 4 office buildings, a Build to Rent scheme and a student accommodation scheme, a multi-storey car park and a number of ground floor cafes and retail stores.

Capital Quarter forms part of the capital cities primary office core alongside Callaghan Square and Central Square and is well located within a close proximity of Central Station and Queen Street Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	11,902	1,105.73	Available
Total	11,902	1,105.73	

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