

Atlantic House West

Tyndall Street, Cardiff, CF10 4YT

To Let: Refurbished city centre office with excellent parking.

2,853 to 12,930 sq ft
(265.05 to 1,201.24 sq m)

- EV charging
- Exposed soffit + services
- LED lighting
- Excellent parking
- Flexible floor plates
- Air conditioning
- City centre location
- DDA compliance
- Cycle parking

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Summary

Available Size	2,853 to 12,930 sq ft
Rent	£19.50 per sq ft
Rates Payable	£6.70 per sq ft
Service Charge	£5.11 per sq ft
Car Parking	The property benefits from a generous parking ratio of 1 per 650 sq ft.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

The building offers a contemporary workspace with an exposed services look and remodelled common areas.

The property offers flexible floorplate capable of sub-division, offering numerous options for office configurations to suit a range of size requirements and occupiers.

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

Location

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

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

Cardiff Central and Queen Street Railway Stations are within 10 minute's walk, and there are numerous bus connections offering various public transport options to staff.

The building has an excellent on site car parking ratio of, along with excellent road links including the A4232 which links with both Cardiff Bay and Junction 33 of the M4 Motorway.

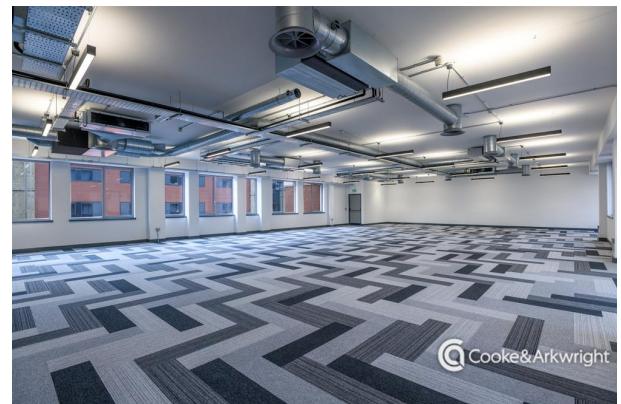
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability	
1st	2,853	265.05	Available	
2nd	5,030	467.30	Available	
3rd	5,047	468.88	Available	
Total	12,930	1,201.23		

Terms

Available to lease on terms to be agreed.



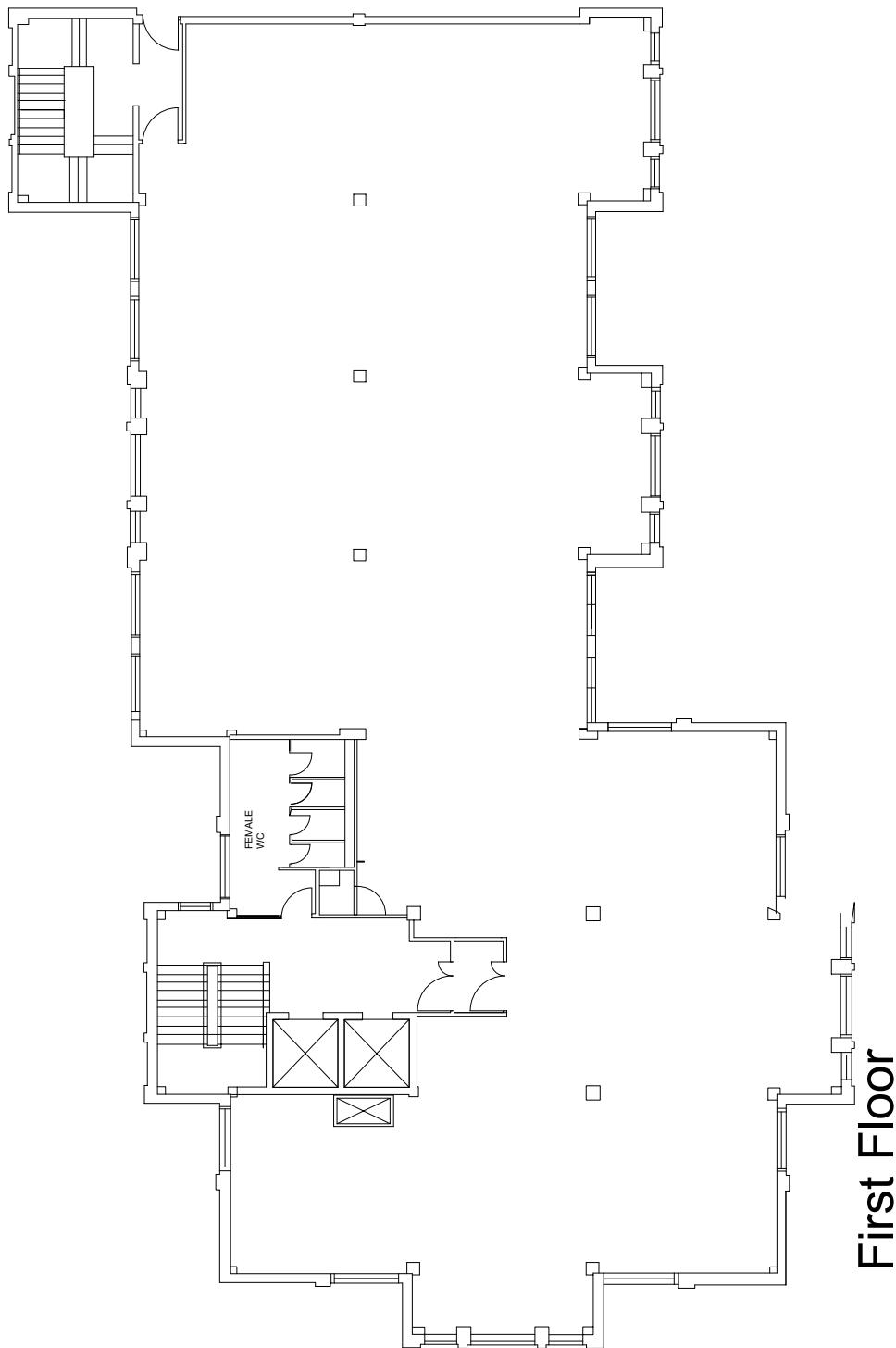
Viewing & Further Information



Mark Siddons

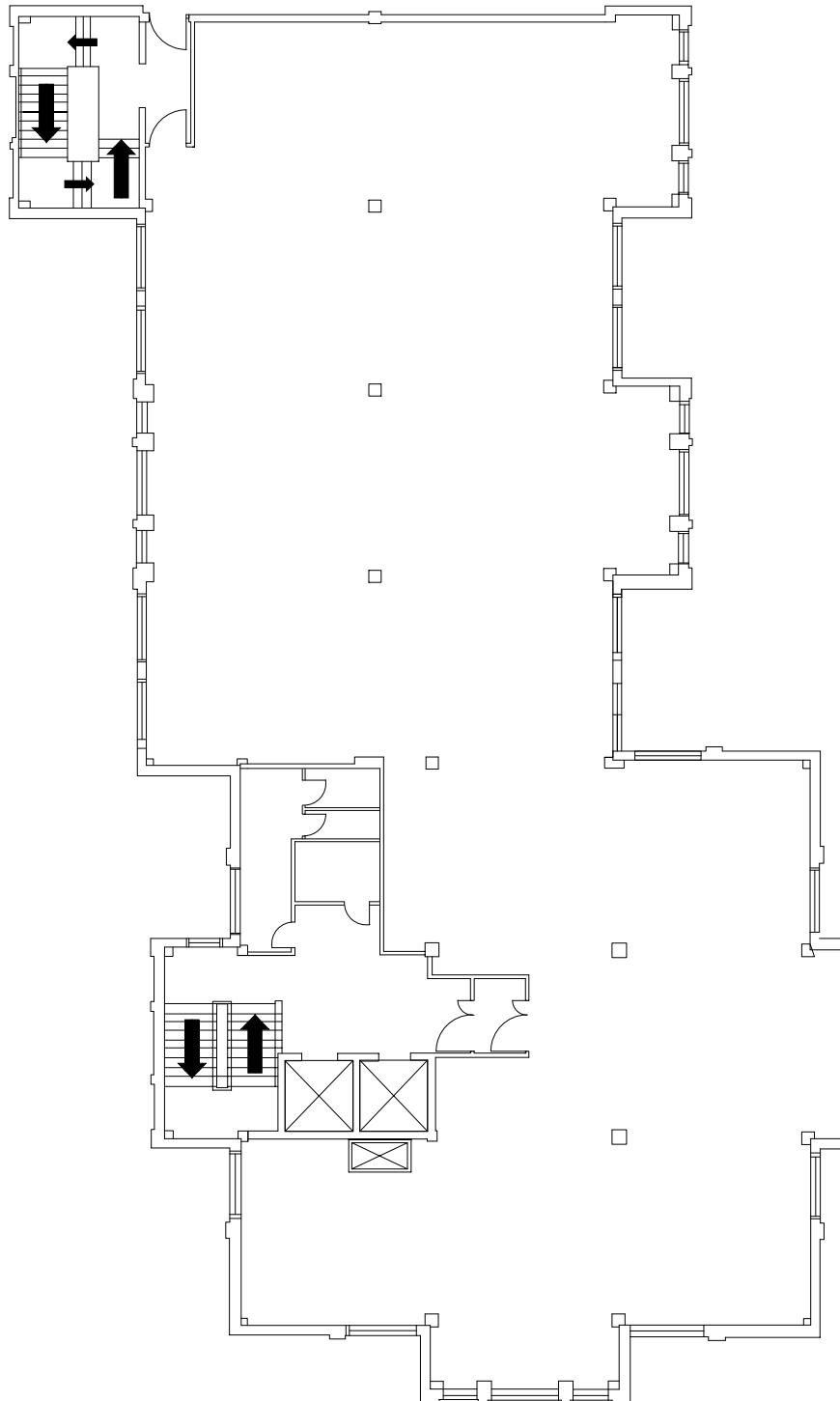
029 2034 6361

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First Floor

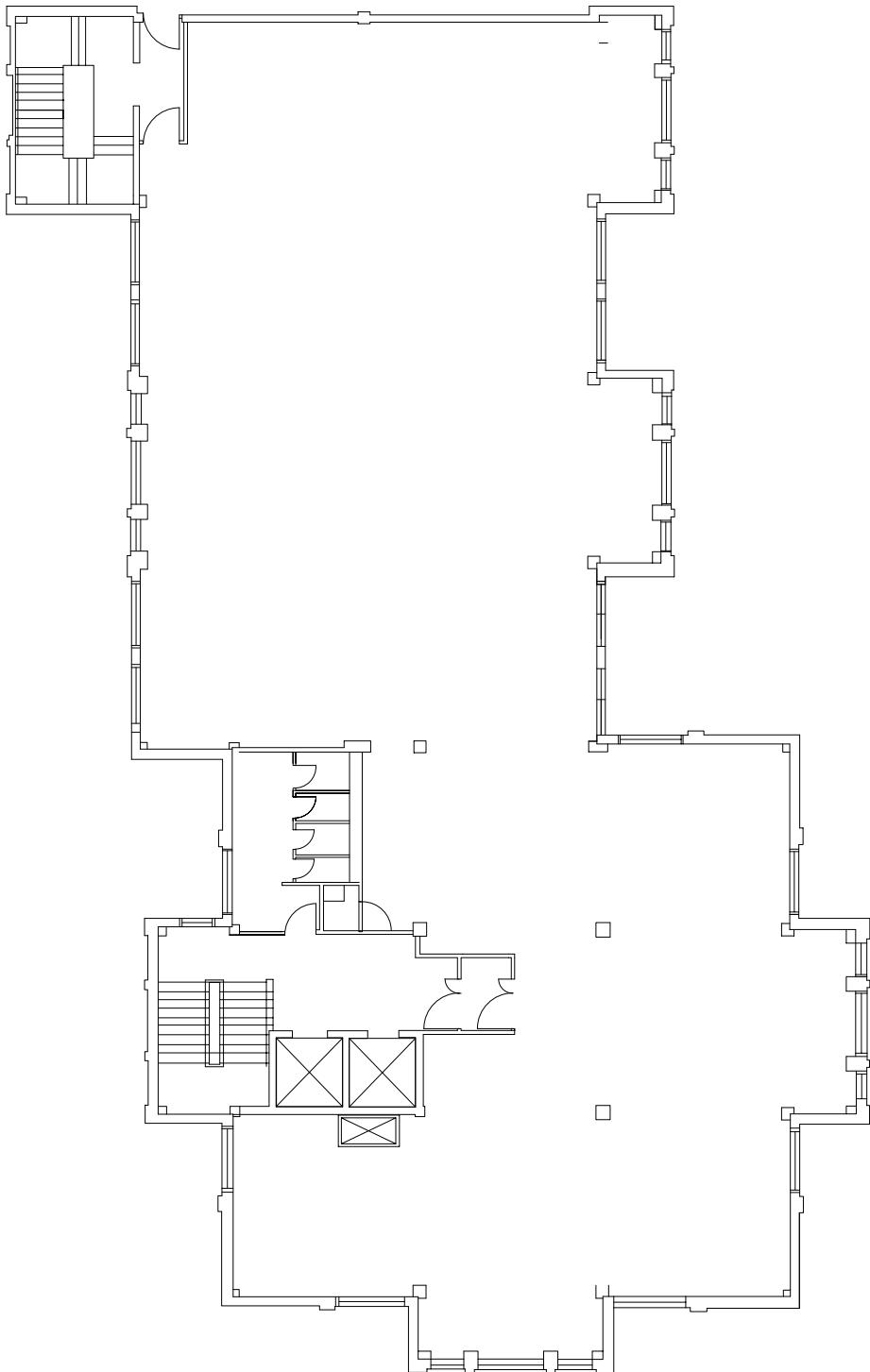
Client	Tideway Investment Management Ltd
Project Title	Atlantic House, Tyndall Street, Cardiff
Drawing Title	First Floor Reinstatement Plan
Drawn By	RS
Scales	1:2000@A4



Second Floor

Client	Tideway Investment Management Ltd
Project Title	Atlantic House, Tyndall Street, Cardiff
Drawing Title	Second Reinstatement Floor Plan
Drawn By	RS
Scales	1:2000@A4

Client	Tideway Investment Management Ltd
Project Title	Atlantic House, Tyndall Street, Cardiff
Drawing Title	Third Floor Reinstatement Plan
Drawn By	RS
Scales	1:2000@A4



Third Floor