

OFFICE TO LET

3 CALLAGHAN SQUARE

Cardiff, CF10 5BT



Key Highlights

- 78.97 sq m (850 sq ft) up to 2,020.07 sq m (21,744 sq ft)
- Prime, high quality office accommodation
- Located adjacent to Cardiff Central Railway Station
- Impressive double height reception

SAVILLS CARDIFF
2 Kingsway
Cardiff CF10 3FD

+44 (0) 2920 368 900

savills.co.uk

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a solid yellow square.

Location

3 Callaghan Square is one of Cardiff's Premier Business Addresses, ideally located for Cardiff's main shopping areas and positioned adjacent to Cardiff Central Railway Station. Cardiff Central Station offers Welsh Valley line trains and high speed rail services to all major cities in the UK with London reachable in only 2 hours. Swansea and Newport are only 40 and 15 miles away respectively by road.

Description

3 Callaghan Square is a modern, high quality office building situated in the heart of Cardiff's Business District. The property benefits from an excellent specification which includes:

- Double height reception
- Fully accessible raised floors
- Suspended ceilings with LG7 lighting
- Four pipe fan coil air conditioning
- Carpeting throughout
- Passenger lifts
- Male, female and disabled WC's
- Parking at ground floor level

Accommodation

AREA	SQ M	SQ FT
1st Floor	595.88	6,414
3rd Floor	672.89	7,243
4th Floor	672.33	7,237
6th Floor	78.97	850
Total	2,020.07	21,744

Terms

The offices are available to let by means of a new lease for a term to be agreed. Further details on request.

Rent

Rent on application.

Service Charge

A service charge is payable. Further details are available on request.

Business Rates

On application.

Contact

Gary Carver

+44 (0) 2920 368 963
gcarver@savills.com

Sam Middlemiss

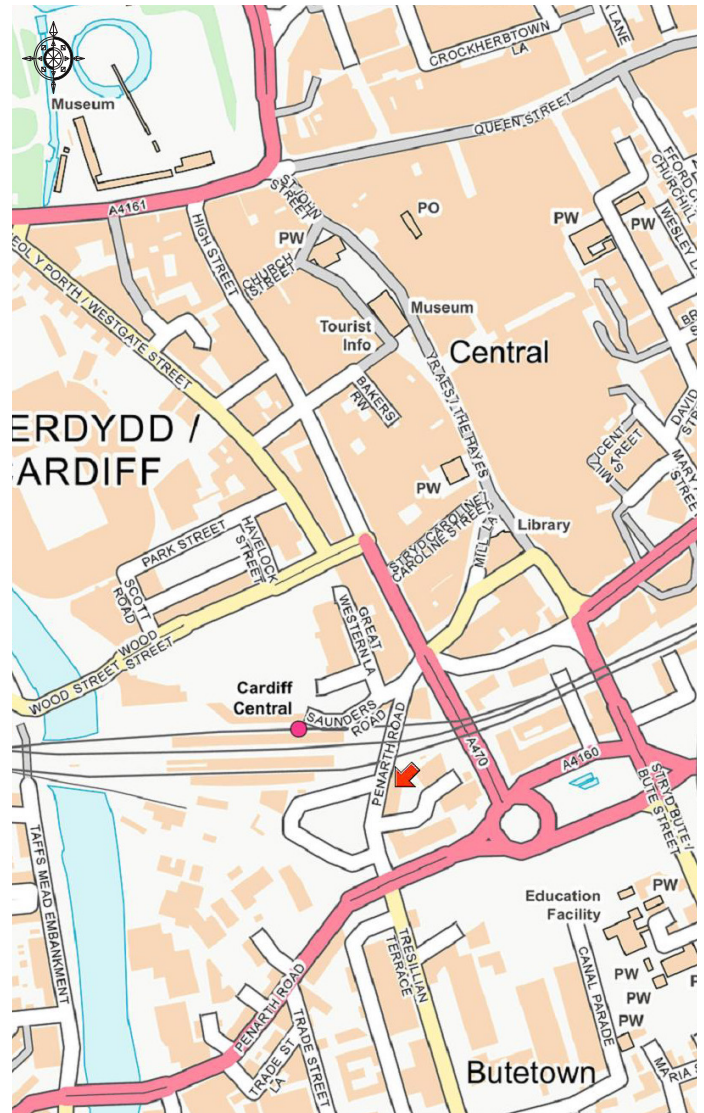
+44 (0) 2920 368 962
smiddlemiss@savills.com

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2 Kingsway
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EPC

The property has an asset performance rating of 111 (E Rating).

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment.

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