

UNIT TO LET

CARDIFF - ONE CENTRAL SQUARE, MILLENNIUM WALKWAY

7-8 Conduit Street, Mayfair
London W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Suitable for coffee shop / restaurant
- Prominent corner location
- Increasing office population densities

LOCATION

The unit is situated on the ground floor of One Central Square, a brand new 135,000 sq ft office development. The fully let building is the first of 6 new developments forming part of a new City Quarter.

At the heart of this is the 180,000 sq ft **BBC Wales Headquarters** building which is due to be handed over in mid-2018 with all developments estimated to complete by 2020. Please see the reverse for the layout of the Central Square Masterplan.

The unit is also located directly opposite a 7 screen **VUE Cinema** and the **Principality National Stadium** and in very close proximity to **Cardiff Central Station**.

AREAS

Ground Floor: 259.94 sq m 2,798 sq ft

COSTS

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

RATES

Rateable Value (17/18) £59,000

RENT

£37,500 pax

SERVICE CHARGE

£15,700 pa

SPECIFICATION

The unit is to be handed over in its existing condition with a new external entrance to be created adjacent to the existing office entrance. Further details on request.

TENURE

The property is available on a new lease for a term to be agreed.



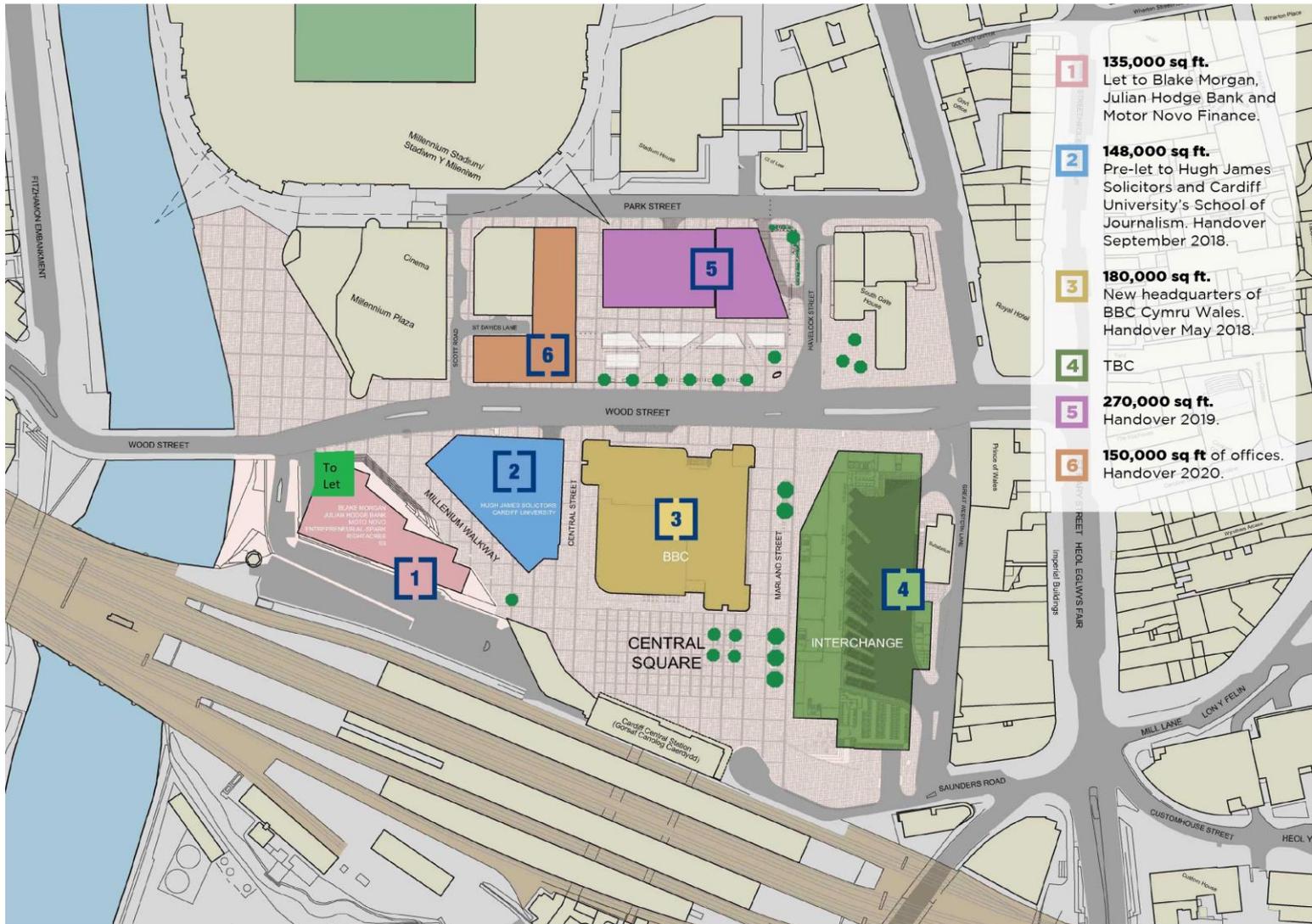
INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris
020 7128 7485
Vincent@fawcettmead.co.uk

Craig Cawthorne
0117 973 2502
Craig@fawcettmead.co.uk

SUBJECT TO CONTRACT/VACANT POSSESSION



- 1** **135,000 sq ft.**
Let to Blake Morgan, Julian Hodge Bank and Motor Novo Finance.
- 2** **148,000 sq ft.**
Pre-let to Hugh James Solicitors and Cardiff University's School of Journalism. Handover September 2018.
- 3** **180,000 sq ft.**
New headquarters of BBC Cymru Wales. Handover May 2018.
- 4** **TBC**
- 5** **270,000 sq ft.**
Handover 2019.
- 6** **150,000 sq ft of offices.**
Handover 2020.

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