

COMMERCIAL

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TO LET

COPPER WORKS, CAPITAL QUARTER, CARDIFF, CF10 4BZ

SIZE: 195.09 SQ. M (2,100 SQ. FT)

LOCATION

Cardiff is the Welsh capital and has a population of 362,800*. It is home to Cardiff University, part of the Russell Group, with 31,935 students**.

Copper Works sits within the Capital Quarter redevelopment area, a 10 acre mixed used development situated just south of Cardiff city centre with nearby train station and multi storey car parks. The area comprises of over 1 million sq. ft of offices, PRS and student housing complemented by retail and leisure.

The premises are situated close to **Triple Two Coffee** and a **Co-Op** Convenience store together with **Ibis** and **Novotel Hotel** supporting office occupiers to include **Sky**, **Which?** **Opus Energy**, **Public Health Wales**, **Geldards** and **Opus Energy** to name a few.

DESCRIPTION

Constructed over 23 storeys, the development will comprise 307 private rental homes with a roof top lounge and terrace with a commercial unit on the ground floor. The unit will be constructed to shell specification with a new shop front and capped off services.

[*www.cardiff.gov.uk](http://www.cardiff.gov.uk)

[**www.cardiff.ac.uk](http://www.cardiff.ac.uk)

CONTACT

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IMPORTANT INFORMATION

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ACCOMMODATION

Ground floor lockup commercial unit is available providing the following approximate gross internal floor areas:

Ground floor: 195.09 sq. m (2,100 sq. ft)

PLANNING

We are advised that the premises benefit from A1 (retail) / A3 (restaurant) consents.

Other uses will be considered such as **gyms** and **medical** uses, subject to planning and landlord's consent.

LEASE

A new lease is available for a term to be agreed incorporating 5 yearly rent reviews.

RENT

£36,750 per annum exclusive

SERVICE CHARGE

An annual charge is payable to contribute to the cost of external repairs and maintenance of the block.

RATES

To be reassessed.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Will be prepared once the building has been constructed.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell

timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams

stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit:

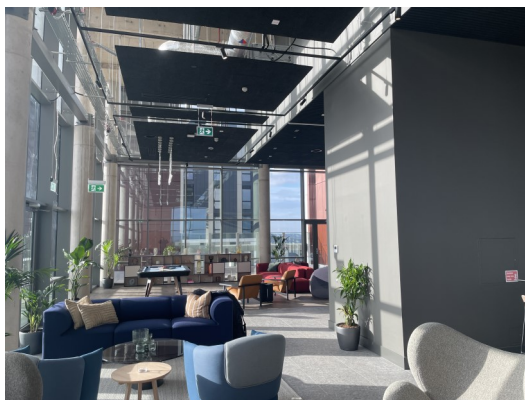
carterjonas.co.uk/commercial



Ground Floor Commercial



Ground Floor Commercial



Top Floor Residential Private Lounge



Top Floor Residential Private Lounge

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SUBJECT TO CONTRACT - January 2024

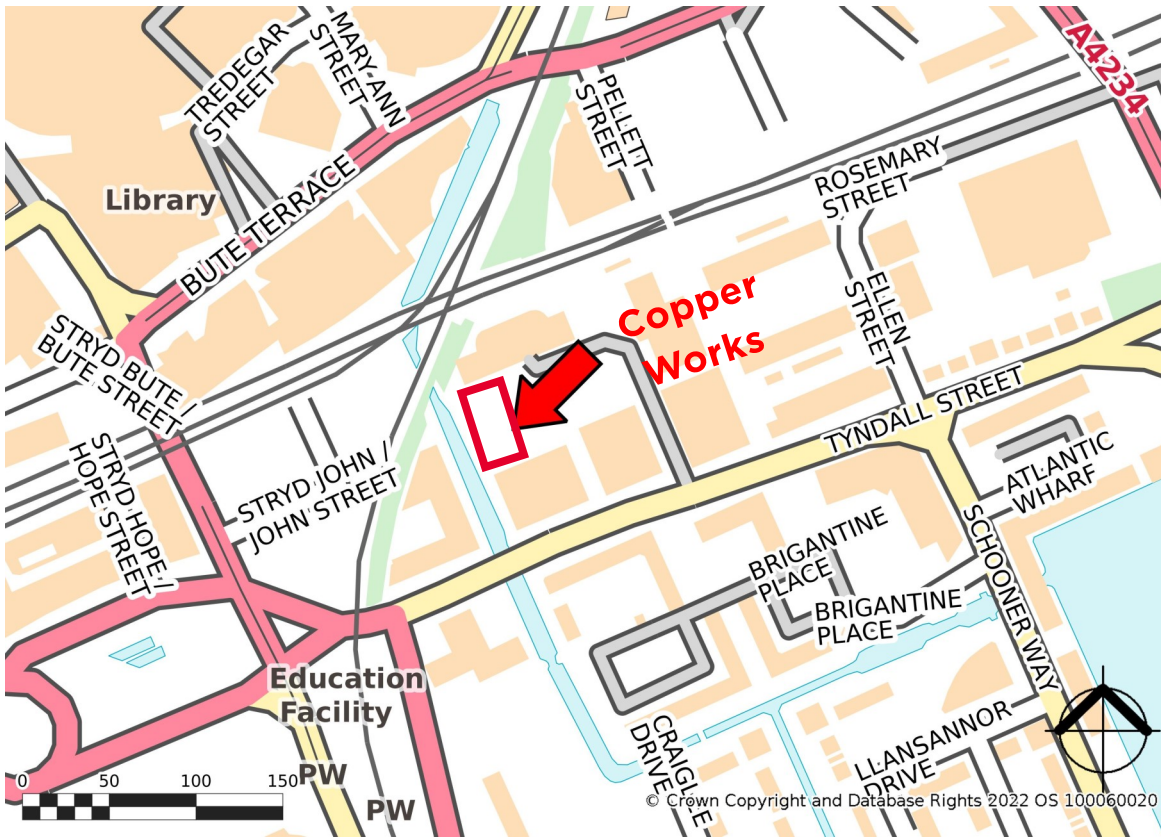
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CARDIFF - COPPER WORKS, CAPITAL QUARTER



FLOOR PLAN

↑ To Queen Station/City Centre



← To Central Station/City Centre



SITE MAP

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