FLEXIBLE SPACE WITH STANDOUT VIEWS

CAPITAL TOWER

CARDIFF



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A CARDIFF LANDMARK REIMAGINED

Capital Tower stands proudly as Cardiff's tallest Grade A office building, a true icon in the city skyline and a beacon for modern business.

Following a multi million pound transformation, the tower now offers high quality, contemporary workspace with unrivalled views over the city and the surrounding landscape.

With newly refurbished floors, upgraded building systems and a renewed focus on occupier experience, Capital Tower provides a best in class office environment positioned right at the heart of the Welsh capital.

KEY HIGHLIGHTS

- Newly refurbished, contemporary office space designed for today's occupiers
- 24 hour manned security and concierge services
- Five new, high speed 18 person lifts providing fast access to all floors
- Upgraded heating and cooling systems across refurbished floors
- On site parking ratio of 1:1,000 sq ft, with public car parks nearby
- Fully serviced business centre supporting 2-125 people
- On site coffee shop, meeting rooms, and collaboration space
- Flexible lease terms available to suit a range of occupiers
- The highest office floorspace in Cardiff offering exceptional city views
- The building benefits from an abundance of natural light

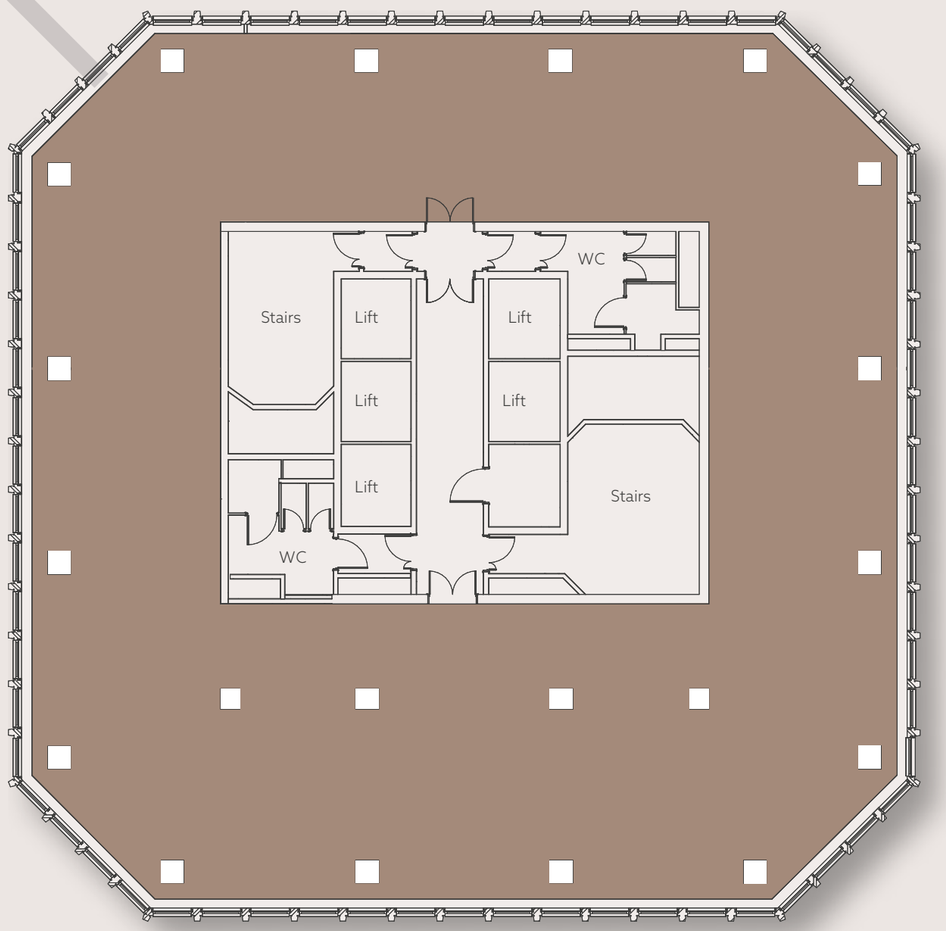
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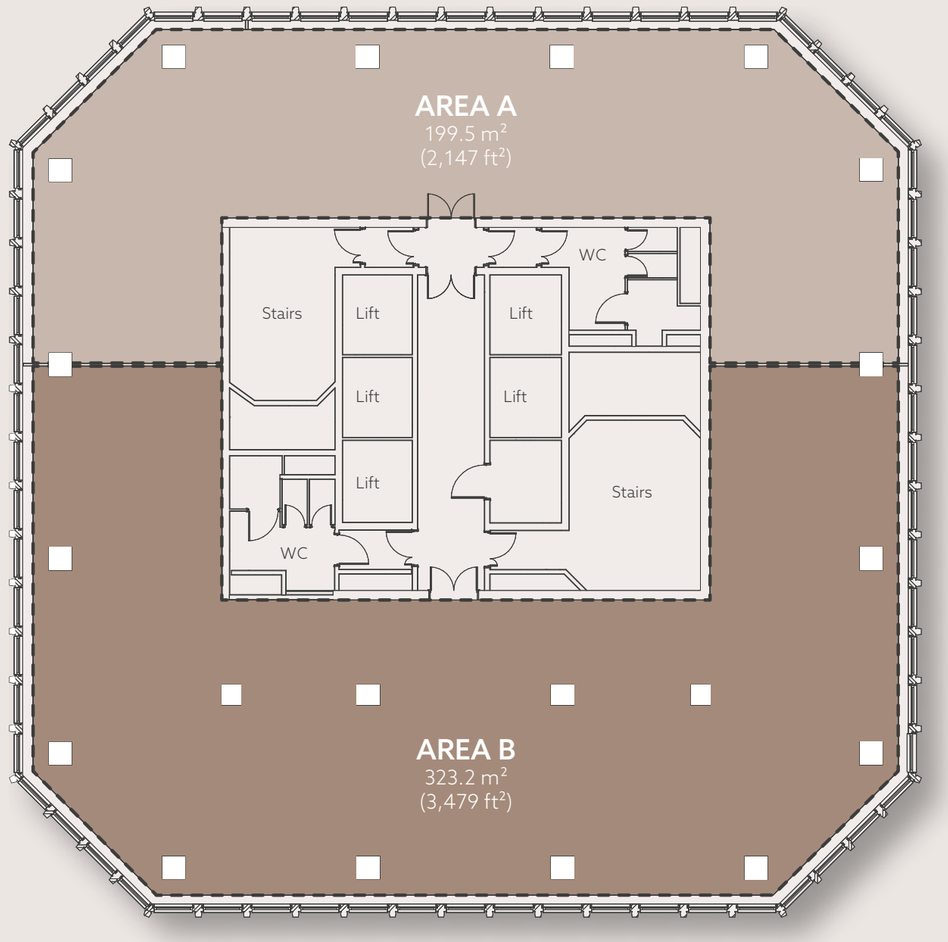
On the highest floors, natural light pours in from every angle and the city skyline stretches out beneath you. This is space designed to lift the way your team works.

Shape the space, size it to your team, make it yours. This office adapts as fast as you grow. A flexible layout you can reconfigure in moments, scalable capacity for whatever your headcount needs, and limitless possibilities to furnish it exactly the way you work.

Claim the view that matches your ambition.



TYPICAL FLOORPLAN



TYPICAL SUB-DIVISION

FLEXIBLITY TO MAKE IT YOURS





MODERN GRADE A SPECIFICATION

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New comfort cooling systems

LED lighting throughout

Suspended ceilings or exposed soffits
(varies by floor)

Refurbished lift lobbies and common areas

Separate male and female WCs on every floor

Data ready floors and CAT A office accommodation

Secure on site parking and 24 hour access

Cafe conveniently located on the ground floor









OCCUPANCY INFORMATION

There's room here for teams of every size. A full floor of 5,500 sq ft comfortably takes around 50-65 desks; Area B at 3,479 sq ft suits some 32-40, and the more compact Area A at 2,147 sq ft works well for 20-25. Each easily configured around the way your team likes to work.

Indicative, based on one workstation per 8-10 sq m (NIA).

FURNISHING OPTIONS

Capital Tower delivers a high quality specification throughout, combining contemporary finishes with robust infrastructure. Whichever way you prefer to occupy, there's a route to suit: CAT A refurbished floors, data-ready for a fit-out entirely your own; fitted plug-and-play suites, furnished and ready from day one

VACANCY

The premium upper floors are where Capital Tower is at its most impressive. Light-filled, beautifully finished and framed by stunning, uninterrupted city views. Matching full floorplates are available CAT A, ready to take as they stand or shape to your requirement

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PRIME CITY CENTRE LOCATION

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EXCEPTIONAL CONNECTIVITY

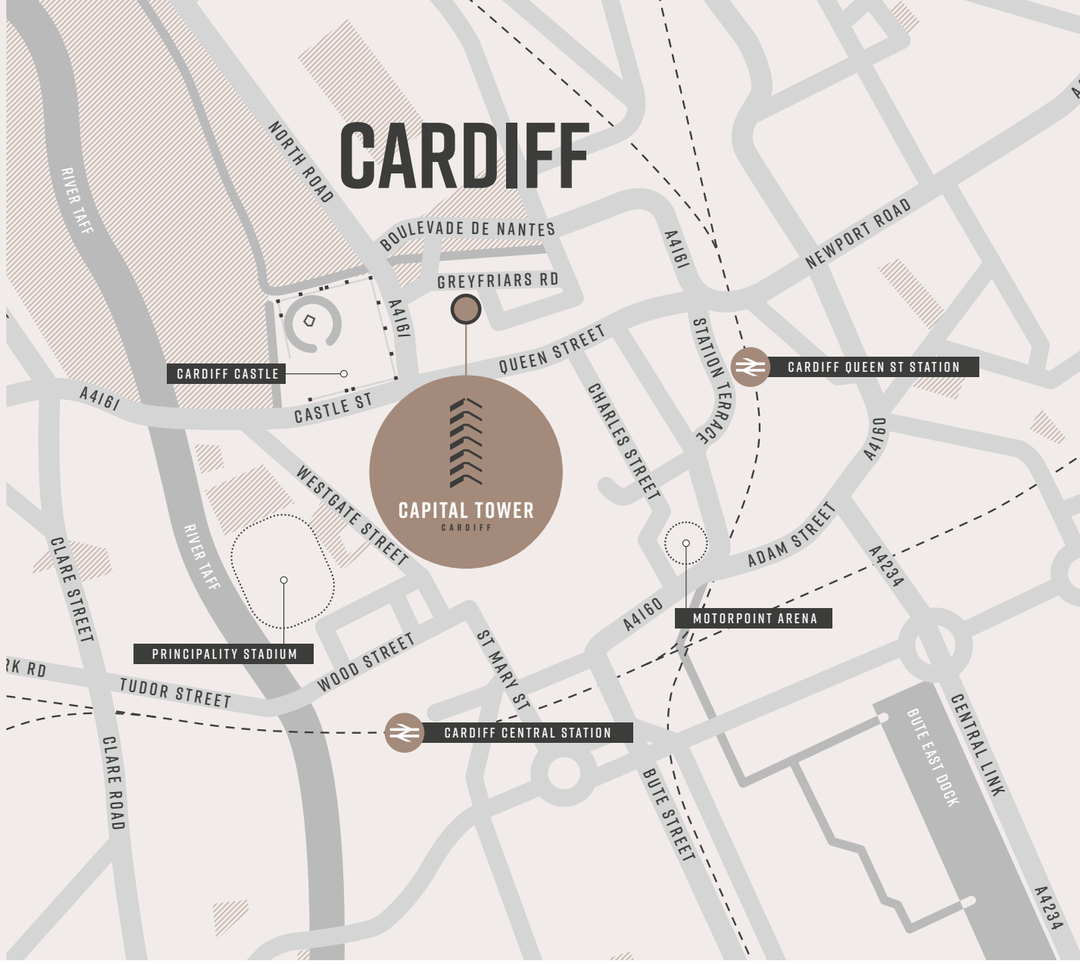
Cardiff Central Station
under 10 minutes' walk

Cardiff Queen Street Station
5 minutes' walk

Excellent bus links via **Greyfriars Road** and city centre network

Fast road access to the **A4161, A48** and wider South Wales corridor

105 minute direct rail connection to London





KEY:

1	The Capitol Centre
2	New Theatre
3	Park Plaza Hotel
4	Hilton Hotel
5	Cardiff Castle
6	Queen Street Shopping Precinct
7	St David's Shopping Centre
8	St David's Hall
9	Cardiff Central Station
10	Cardiff Queen Street Station
11	National Museum
12	City Hall
13	Civic Centre
14	Bute Park







CAPITAL TOWER BUSINESS CENTRE

CAPITAL TOWER
CARDIFF

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WORKSPACE THAT FLEXES WITH YOU

At Capital Tower, flexibility comes as standard. Our serviced office suites for 2-125 people are ready for immediate occupation, with simple, all-inclusive agreements tailored to you - whether for a few months, a year, or longer.

Your space is more than just an office. Enjoy access to on-site meeting rooms and communal areas, giving you the freedom to work, meet, and collaborate as your business evolves.

With everything included and no hidden costs, we take care of the space, so you can focus on growing your business.

OUR ALL-INCLUSIVE, FIXED MONTHLY FEE INCLUDES

- Rent, rates, and service charges
- Utilities
- Furniture
- VOIP phone system
- High-speed fibre connectivity
- Staffed main reception
- Bookable meeting facilities
- Breakout areas
- On-site café
- Tea & coffee consumables
- Mail services
- Cleaning
- Security
- Statutory compliance
- Cycle storage & showers
- 24/7/365 access
- Insurance (building & landlord contents)
- Maintenance & building services
- High-speed lifts
- On-site parking (subject to availability)



To schedule a viewing, please contact Chadwick Flexspace Solutions:

CHADWICK flexspace solutions

E: sales@chadwickbc.co.uk
T: 01275 795395

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WWW.CAPITALTOWERCARDIFF.CO.UK

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CALL TO ARRANGE A VIEWING

LEASE TERMS

The offices are available on new effective FRI leases, with terms to be agreed.

All inclusive licence agreements are available for serviced office suites within the Business Centre.

On site secure parking is provided at a 1:1,000 sq ft ratio, with several public car parks offering additional provision nearby.

MANAGED SOLUTIONS

Please contact:

CHADWICK flexspace solutions

E: sales@chadwickbc.co.uk
T: 01275 795395

FURTHER INFORMATION

To arrange a viewing or request further information, please contact our letting agents:

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