



# TO LET

**COPPER WORKS, CAPITAL QUARTER, CARDIFF, CF10 4BZ**

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

**\*\* REDUCED RENT \*\***

## 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 **KIN+ILK** and a **Co-Op** Convenience store together with **Ibis** and **Novotel Hotel** supporting office occupiers to include **Sky, Which? Opus Energy, Public Health Wales,** and **Geldard** to name a few.

## DESCRIPTION

Constructed over 23 storeys, the development comprises 307 private rental homes with a roof top lounge and terrace with a commercial unit on the ground floor. The unit has been constructed to shell specification with a new shop front and capped off services. There is potential for parking.

[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

£31,500 per annum exclusive

## RATES

To be reassessed.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: B (27)

## VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Cellan Richards

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0117 403 9990/ 0117 922 1222

or

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or

Stuart Williams

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0117 922 1222

Or our joint agents Emanuel Jones

029 2082 0440

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

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

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Ground Floor Commercial



Ground Floor Commercial



Top Floor Residential Private Lounge



Top Floor Residential Private Lounge

SUBJECT TO CONTRACT - January 2025

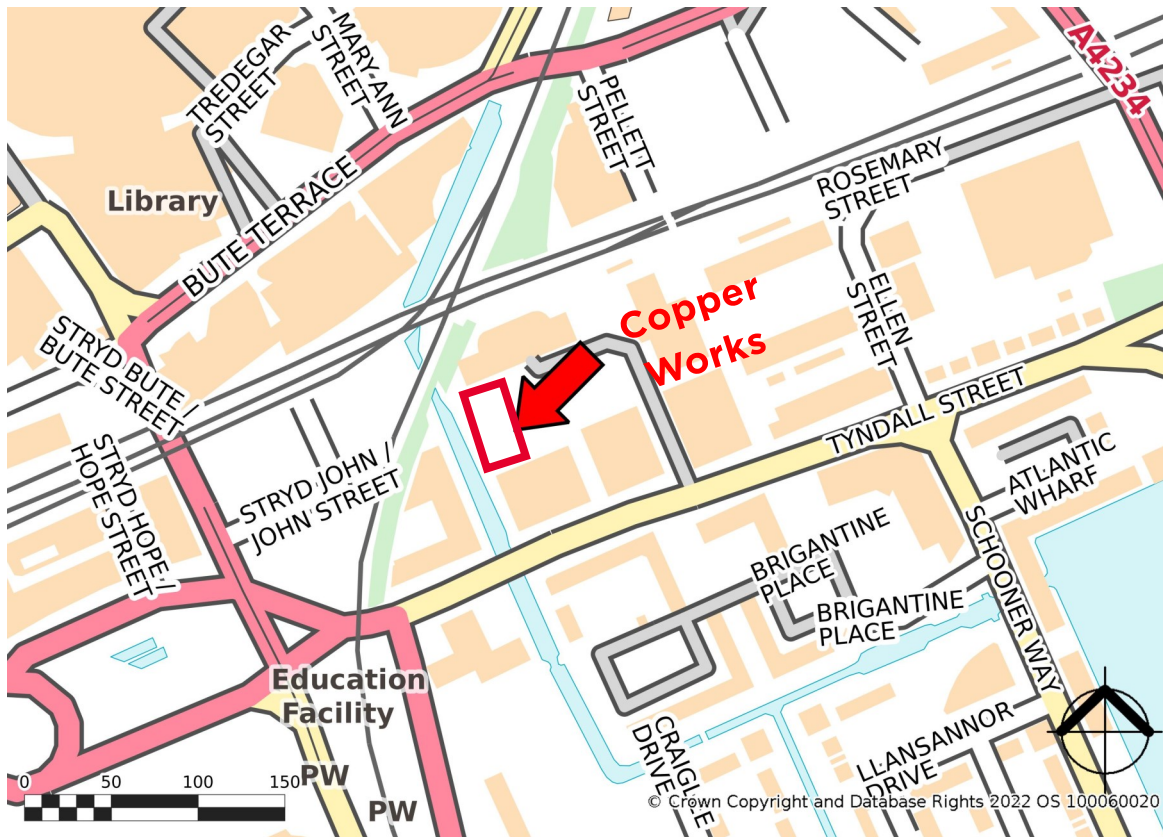
Carter  
Jonas

# CARDIFF - COPPER WORKS, CAPITAL QUARTER



**FLOOR PLAN**

↑ To Queen Station/City Centre



← To Central Station/City Centre



**SITE MAP**

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