

COMMERCIAL

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# 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.

[\\*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

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter  
Jonas**

## 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

## 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

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

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Ground Floor Commercial



Ground Floor Commercial



Top Floor Residential Private Lounge



Top Floor Residential Private Lounge

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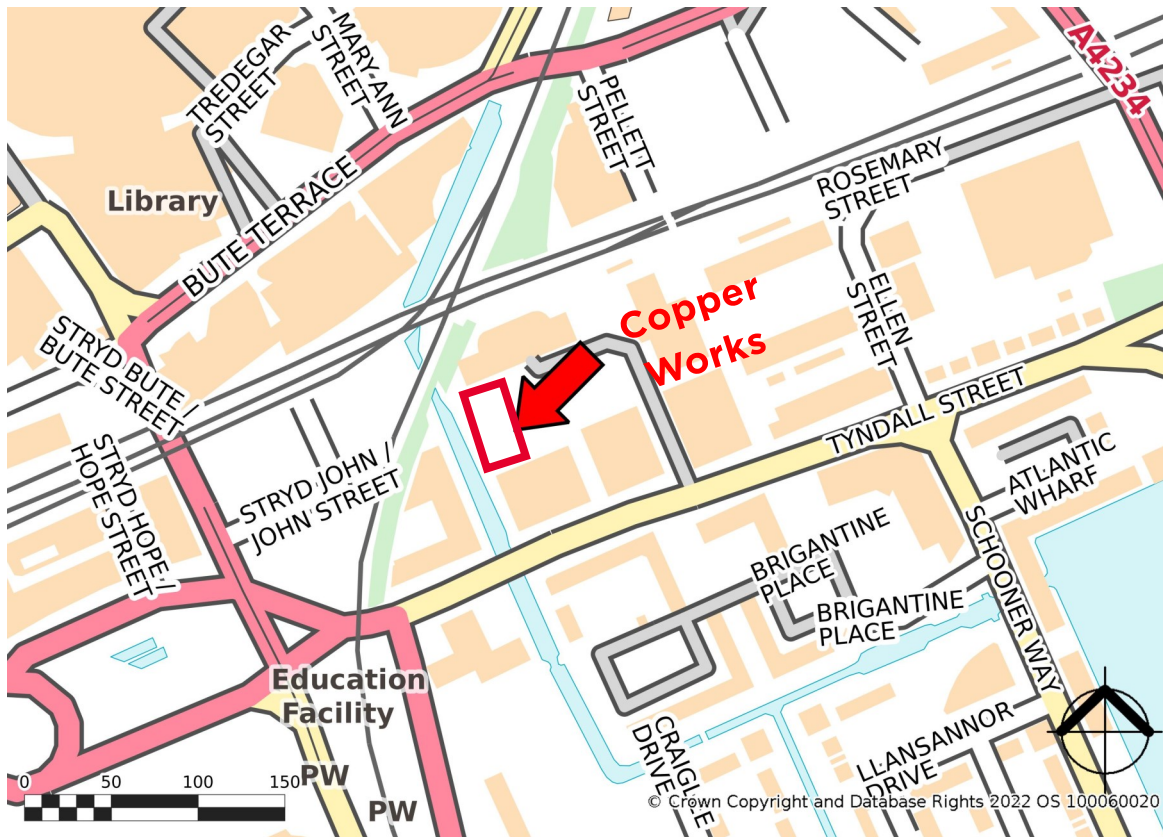
SUBJECT TO CONTRACT - January 2025

# CARDIFF - COPPER WORKS, CAPITAL QUARTER



**FLOOR PLAN**

↑ To Queen Station/City Centre



← To Central Station/City Centre



**SITE MAP**

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