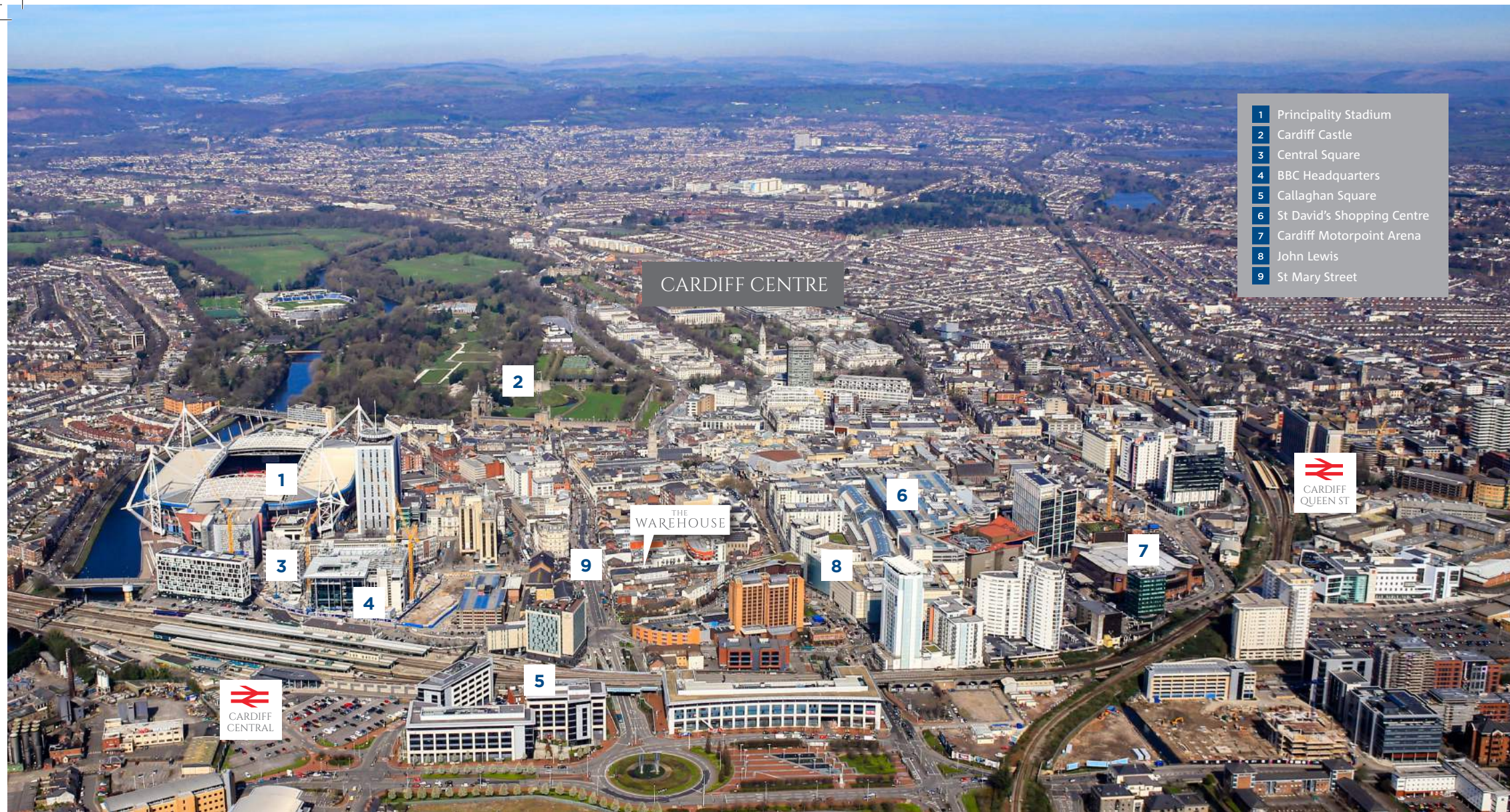


# THE WAREHOUSE

EXCEPTIONAL OFFICE  
SPACE TO LET  
2,557 SQ FT

WYNDHAM ARCADE  
CARDIFF • CF10 1FH



THE PERFECT CENTRAL  
 LOCATION IN THE  
 HEART OF CARDIFF



## CARDIFF

Cardiff has a vibrant city centre and The Warehouse is ideally placed to readily access all of the city's amenities including the fantastic retail and leisure offer. Both Cardiff Central Station and Queen Street Station are within a few minutes' walk along with numerous bus links to all parts of the city and beyond.

Running parallel to the Café Quarter, Wyndham Arcade links St Mary Street and The Hayes. There is a variety of lunchtime and entertaining options on the doorstep from high street brands to independent bars and cafes.

## THE WAREHOUSE

WYNDHAM ARCADE · CARDIFF



## WYNDHAM ARCADE 1887

The offices have a dedicated secure access from Wyndham Arcade close to the entrance from St Mary Street. The high quality ground floor entrance lobby provides access to the upper office suites with a main staircase and passenger lift connecting to the 2nd floor lobby.

THE VICTORIAN ARCADE IS HOME TO A VARIETY OF RESTAURANTS, CAFÉ'S AND INDEPENDENT RETAILERS.



THE ATTENTION TO DETAIL HAS CREATED A TRULY EXCEPTIONAL OFFICE SPACE.

## INTERNAL

The refurbishment of The Warehouse has created a light, bright office environment retaining many of the existing features of the building and combining these with a high Cat A specification and quality finishes.

## SPECIFICATION

- The high quality specification includes:
- Comfort heating and cooling
  - LED lighting with dimmable setting
  - Raised access floor
  - Carpeted throughout
  - Small power provision installed
  - Cat 6 cabling and infrastructure
  - Separate WC's for each occupier
  - Fingerprint Controlled Access System
  - Security alarm and CCTV
  - 24 hour access

## EPC

The suite has an EPC rating of C52. Full details are available from the agents.

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## FLOOR SPACE

The office suite comprises a duplex unit, providing 2,557 sq ft over two floors with an open, internal staircase. The suite is accessed at 2nd floor level via a communal lift lobby and main entrance secured with access control. The space has been fully refurbished and is ready for immediate occupation - carpeted with power and data cabling in situ.

## ACCOMMODATION

Floor	ft <sup>2</sup>	m <sup>2</sup>
Second Floor	1,083 ft <sup>2</sup>	100.6 m <sup>2</sup>
Third Floor	1,474 ft <sup>2</sup>	136.9 m <sup>2</sup>
TOTAL	2,557 ft <sup>2</sup>	237.5 m <sup>2</sup>

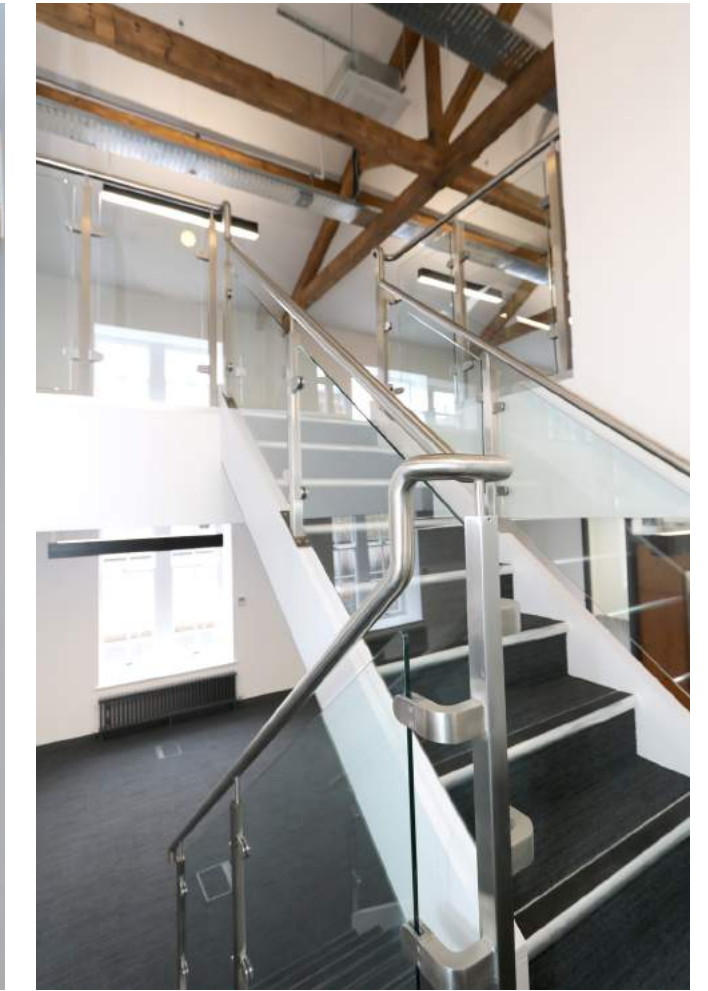
Areas are measured in accordance with IPMS3 - Office

## CAR PARKING

There are 3 parking spaces available in a nearby car park within easy walking distance. Further details on request.

## TERMS

The offices are available by way of an assignment of the existing lease or by way of a new lease for a term to be agreed. Further details available on request.



THE ATTENTION TO DETAIL  
HAS CREATED A TRULY  
EXCEPTIONAL OFFICE SPACE.

THE  
WAREHOUSE

WYNDHAM ARCADE · CARDIFF



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# THE WAREHOUSE

WYNDHAM ARCADE · CARDIFF



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