

# 3 ASSEMBLY SQUARE



### Highlights

- High specification building with full height glazed atrium
- Spectacular views over Roath Basin and Cardiff Bay
- Suites from 7,300 to 9,200 sq ft available
- Breeam 'Excellent' and EPC 'A'
- Ample on site parking
- 2 minutes to Mermaid Quay



### Specification

- Chilled beam air conditioning
- Raised access floor with busbar system
- Services available for kitchen fit out
- Concierge reception
- Shower facilities, cycle parking and drying room
- 24 hour security and access
- Disabled access and facilities

### Parking

Secure private parking is provided in the basement car park at a ratio of 1 space for every 720 sq ft occupied. Additional spaces may be available along with concessionary rates for occupiers in the 1,238 space Pierhead Street multi storey car park opposite.

### Lease terms

The offices are available on effective full repairing and insuring leases via a service charge.

### Occupational costs

Rent	£23.50 per sq ft per annum
Rates	£8.50 per sq ft per annum
Service Charge	£6.49 per sq ft per annum
Insurance	£0.15 per sq ft per annum

### Connectivity

Carriers	BT Openreach, Virgin Media
Services	BT Openreach - Copper & Fibre
Mobile Services	Three, Vodafone, 0 <sup>2</sup> , EE - 2G, 3G, 4G (Three - 3G/4G only)

EPC rating **D88**



SAT NAV

CF10 4PL

**3 ASSEMBLY SQUARE** Cardiff, CF10 4PL

- 1 1 CASPIAN POINT
- 2 2 CASPIAN POINT
- 3 **PIERHEAD STREET CAR PARK**
- 4 REGUS
- 5 ARUP
- 6 **SCOTT HARBOUR**
  - ALEXANDRA HOUSE
  - DISCOVERY HOUSE
  - EMPEROR HOUSE
  - ROSS HOUSE
  - TERRA NOVA HOUSE
- 7 **3 ASSEMBLY SQUARE**
- 8 **ATRADIUS**

#### Rail links

Cardiff Bay is served by regular services from Queen Street Station linking to the Valley Lines services and to Cardiff Central for Main line services to Swansea, Bristol and London.

#### Bus links

The BayCar (No6) offers regular services from the estate linking to all parts of the city centre loop, and both railway stations.

#### Driving

The estate is conveniently located for access to the M4 motorway at Jct 33 (via A4232 – 11 miles) and Jct 29 (via A48 – 13 miles).

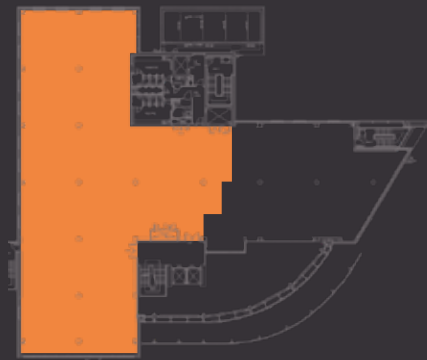
#### Public parking

The Pierhead Street Car Park provides 1,238 spaces and £6 per day concessionary rates are available to estate occupiers and their visitors.

### Ground Floor



### First Floor

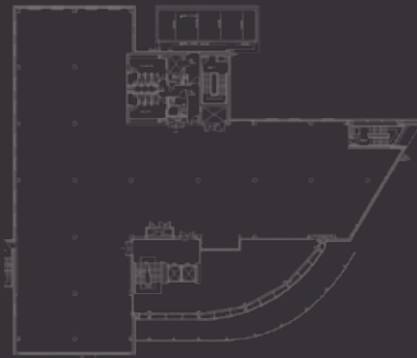


Available 9,154 sq ft

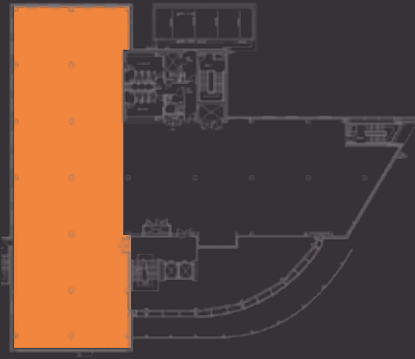
### Second Floor



### Third Floor

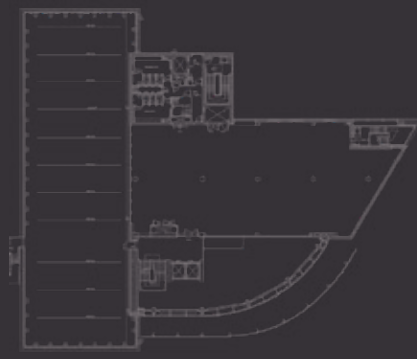


### Fourth Floor



Available 7,374 sq ft

### Fifth Floor



For further details and to arrange a viewing, please contact:

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