

# 3 ASSEMBLY SQUARE

Contemporary offices to let



### Highlights

High specification building with full height glazed atrium

Spectacular views over Roath Basin and Cardiff Bay

Suites from 4,405 to 9,154 sq ft

Breeam 'Excellent'

Generous onsite parking



### 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 in the basement car park at a ratio of 1 space per 720 sq ft occupied. Additional spaces are available at concessionary rates for occupiers in the 1,238 space Pier-head 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

On application from the agents.

#### Service Charge

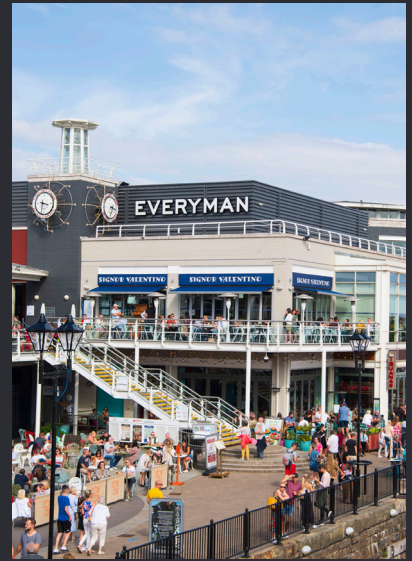
A service charge is payable on a pro-rata basis towards the maintenance and upkeep of the common parts and the estate.

### Connectivity

<b>Carriers</b>	BT Openreach, Virgin Media
<b>Services</b>	BT Openreach - Copper & Fibre
<b>Mobile Services</b>	Three, Vodafone, 02, EE - 3G, 4G, 5G



# Amenities on your doorstep



## Mermaid Quay

On the doorstep of the Parmer Cardiff Campus is the stunning waterfront location of Mermaid Quay. It's the perfect place to take a break from the office and experience all it has to offer.

With 30+ restaurants, bars, café and a cinema, Mermaid Quay it's the ideal accompaniment for occupiers of Parmer Cardiff.







### 3 ASSEMBLY SQUARE

Cardiff  
CF10 4PL

SAT NAV

CF10 4PL

### Rail links

Cardiff Bay is served by regular services from Queen Street Station linking to the Valley Line 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.

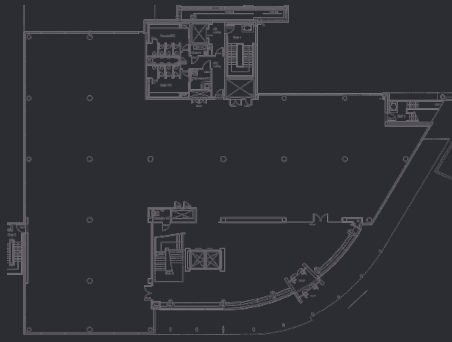
### Driving

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).

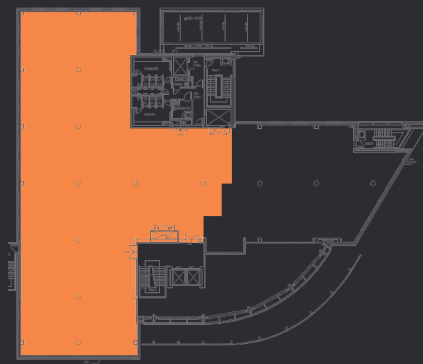
### Public parking

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

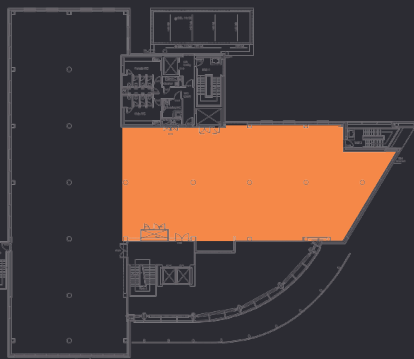


## First Floor



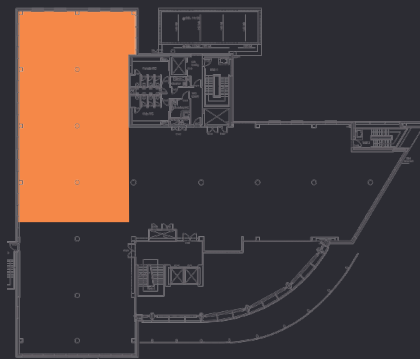
Available 9,154 sq ft

## Second Floor



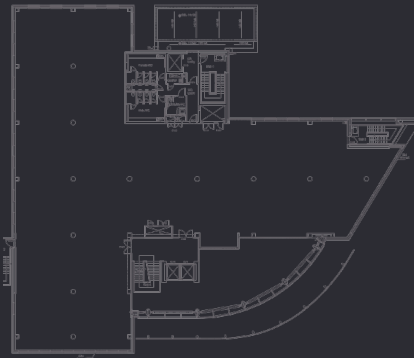
Available 4,984 sq ft

## Third Floor

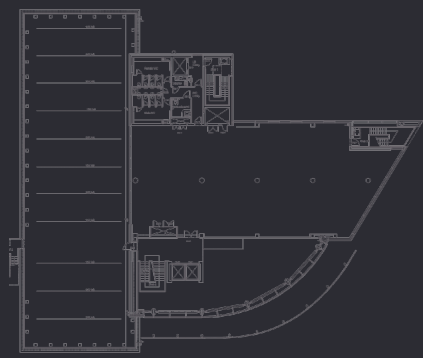


Available 4,405 sq ft

## Fourth Floor



## Fifth Floor



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

**Mark Sutton**

mark.sutton@knightfrank.com 07919 395 593

**Ben Bolton**

ben.bolton@coark.com 07899 923 978

**Tom Eddolls**

tom.eddolls@knightfrank.com 07976 730 173

**Mark Siddons**

mark.siddons@coark.com 07747 024 130



### Important notice

(1) Particulars: These particulars are not an offer, an invitation or a contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance. It does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank or Cooke & Arkwright in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank or Cooke & Arkwright has no authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP or Cooke & Arkwright, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or document supplied or otherwise made available to any interested party or its advisers in connection with the Proposed Transaction. All and any such responsibility and liability is expressly disclaimed. (2) Images: Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters

have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payee) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP and Cooke & Arkwright may be required to establish the identity and source of funds of all parties to property transactions.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a member of an international network of independent firms which may use the "Knight Frank" name and/or logos as part of their business name and operate in jurisdictions outside the United Kingdom. No "Knight Frank" entity acts as agent for, or has any authority to represent, bind or obligate in any way, any other "Knight Frank" entity. Knight Frank LLP is a limited liability partnership registered in England with registered number 0c305934. Knight Frank LLP registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names (this can also be found at <http://www.knightfrank.co.uk/about-us>). January 2021.