

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. 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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CARDIFF - COPPER WORKS, CAPITAL QUARTER

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

£29,500 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

Lydia Bruce

lydia.bruce@carterjonas.co.uk

0117 363 5697/ 117 922 1222

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:

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IMPORTANT INFORMATION

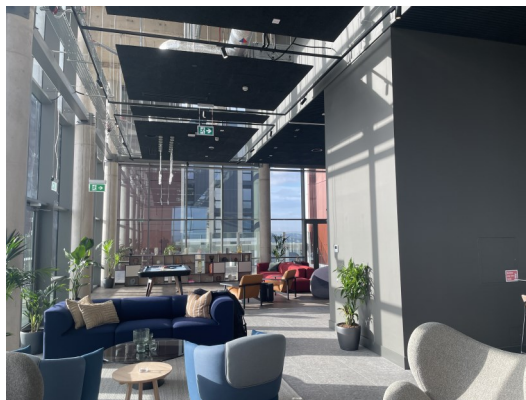
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Ground Floor Commercial



Ground Floor Commercial



Top Floor Residential Private Lounge



Top Floor Residential Private Lounge

SUBJECT TO CONTRACT - JUNE 2025

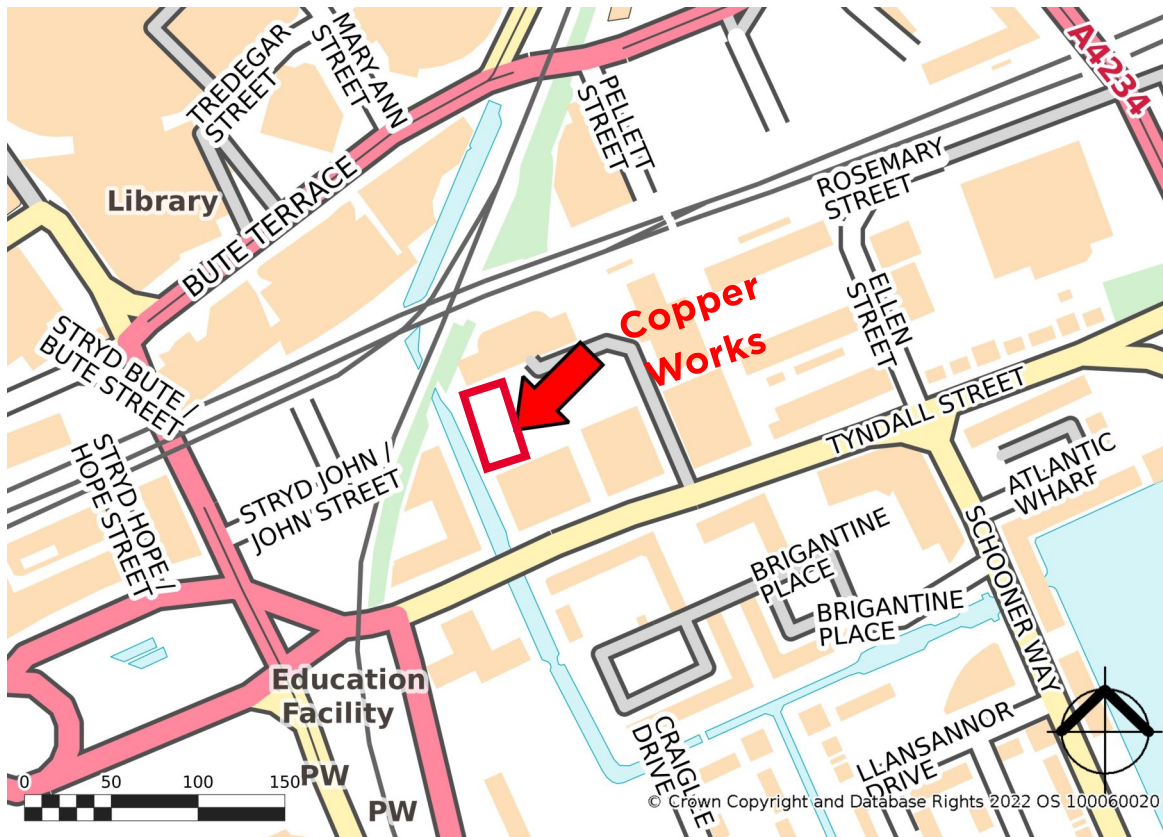
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FLOOR PLAN

↑ To Queen Station/City Centre



↑ To Central Station/City Centre



SITE MAP

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