

5

Callaghan
Square

CARDIFF CF10 5BT

**GRADE A OFFICES &
BESPOKE FITTED SPACE**

TO LET
1,000–20,000 SQ FT
(92.9 – 1,858.0 SQ M)



5 Callaghan Square is a multi let Grade A office building in the heart of Cardiff's CBD. Offering refurbished Cat A and fully fitted solutions across a flexible range of sizes, the building has an option to suit every occupier.

5
**Callaghan
Square**

building features



High quality, concierge reception



Spectacular views across the City



Cat A space & fully fitted suites



Attractive landscaping and piazza area



Targeting EPC A



Shower and changing facilities



New, secure cycle store



Refurbished WCs



Secure on site car parking



2 passenger lifts



On site management team



24 hour access with on site security and CCTV



Indicative CGI

office spec



Open plan, fully fitted, and ready to occupy options available



New VRF air conditioning



LED lighting with efficient sensors



Suspended ceilings option



Exposed services option



Full access raised floors



Floor to ceiling height: 3.2m

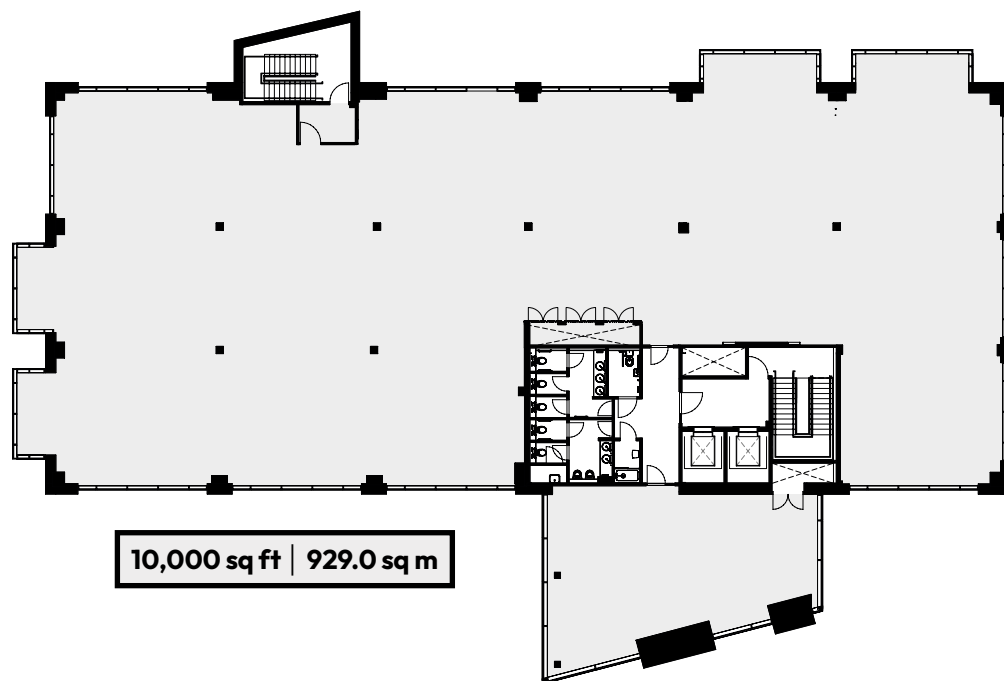


Full height glazing



suites from 1,000 sq ft open plan or fully fitted workspace

INDICATIVE WHOLE FLOOR – CAT A



INDICATIVE SPLIT FLOOR – FULLY FITTED



Areas quoted are approximate IPMS3 floor areas and subject to measurement in accordance with RICS Guidelines.

prime location



Bute Park

Cardiff Castle

St David's
Shopping Centre

Principality Stadium

Cardiff Central
Railway StationCardiff Bus
Interchange
5
**Callaghan
Square**
 CARDIFF CF10 5BT

St Mary Street

Callaghan
Square
3
 mins
Cardiff Central
Station
5
 mins
John
Lewis
10
 mins
Cardiff Queen
Street Station
14
 mins

M4 J33

27
 mins
Cardiff
Airport
33
 mins

A48(M)


50
 mins

Bristol

51
 mins

Swansea

1h 51
 mins
London
Paddington

right at the heart of it

OCCUPIERS

- 1 Lloyds Bank
- 2 Eversheds Sutherland
- 3 Deloitte
- 4 International Baccalaureate
- 5 Centrica
- 6 BBC
- 7 Legal & General

EAT & DRINK

- 1 The Ivy
- 2 The Botanist
- 3 Tonight Josephine
- 4 Pasture
- 5 Asador 44
- 6 The Potted Pig
- 7 Viva Brazil
- 8 Bar 44
- 9 The Dead Canary

CULTURE

- 1 Principality Stadium
- 2 Utilita Arena
- 3 St David's Hall
- 4 Clwb Ifor Bach
- 5 Cardiff Castle
- 6 Museum of Cardiff
- 7 Cineworld Cinema

RETAIL

- 1 St David's
- 2 Royal Arcade
- 3 Castle Arcade
- 4 Duke Street Arcade

HOTELS

- 1 Marriott
- 2 Radisson Blu
- 3 Clayton
- 4 The Parkgate

CAFÉS

- 1 Coffi Clwb
- 2 Uncommon Ground
- 3 Corner Coffee
- 4 Little Man Coffee
- 5 Waterloo Tea
- 6 The Plan
- 7 Kin & Ilk Coffee Shop

FITNESS

- 1 PureGym
- 2 The Gym Group
- 3 JD Gyms
- 4 F45 Training



Prominent
position



In the heart
of CBD



Adjacent to Cardiff
Central Railway Station
& Bus Interchange



Close to exciting leisure
amenities, bars, and
restaurants



Easy walk to retail
(St David's and
Victorian Arcades)



Superbly
connected

5 Callaghan Square



CONTACT US

For further information and to
arrange a viewing contact:

Scan/click the QR code
to view the website:



Mark Sutton

mark.sutton@knightfrank.com

M: 07919 395593

Tom Eddolls

tom.eddolls@knightfrank.com

M: 07976 730173

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