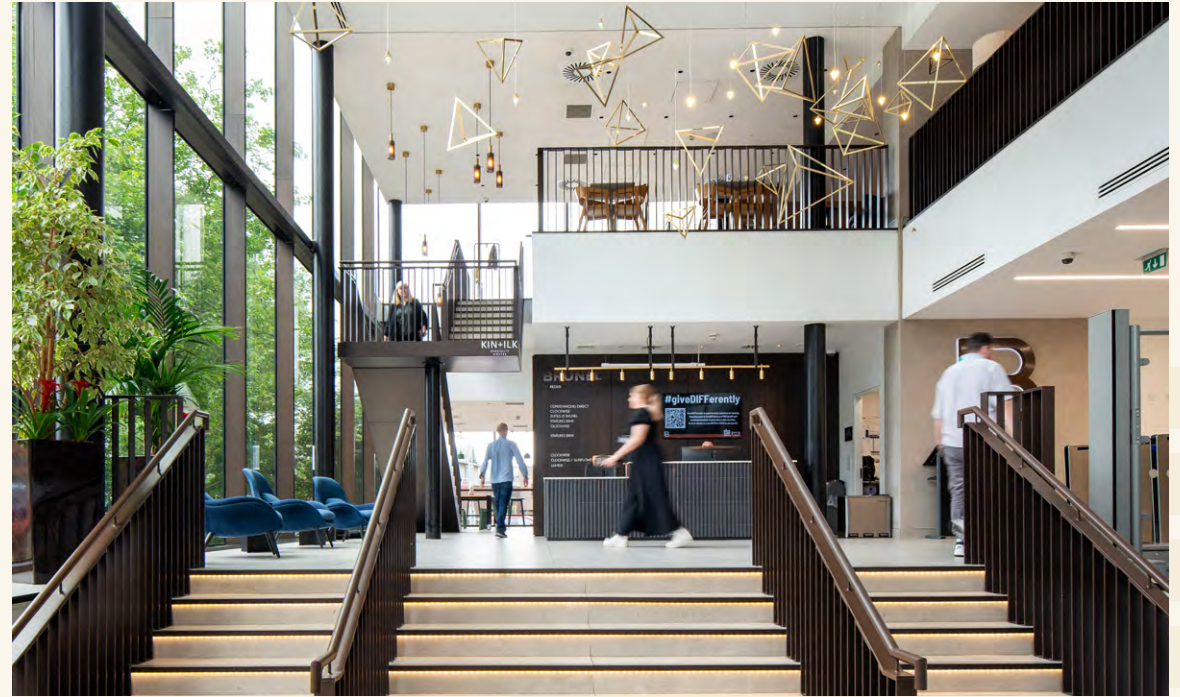




BRUNEL
CARDIFF



A LANDMARK CARDIFF OFFICE BUILDING



Stunning views
of Cardiff Bay



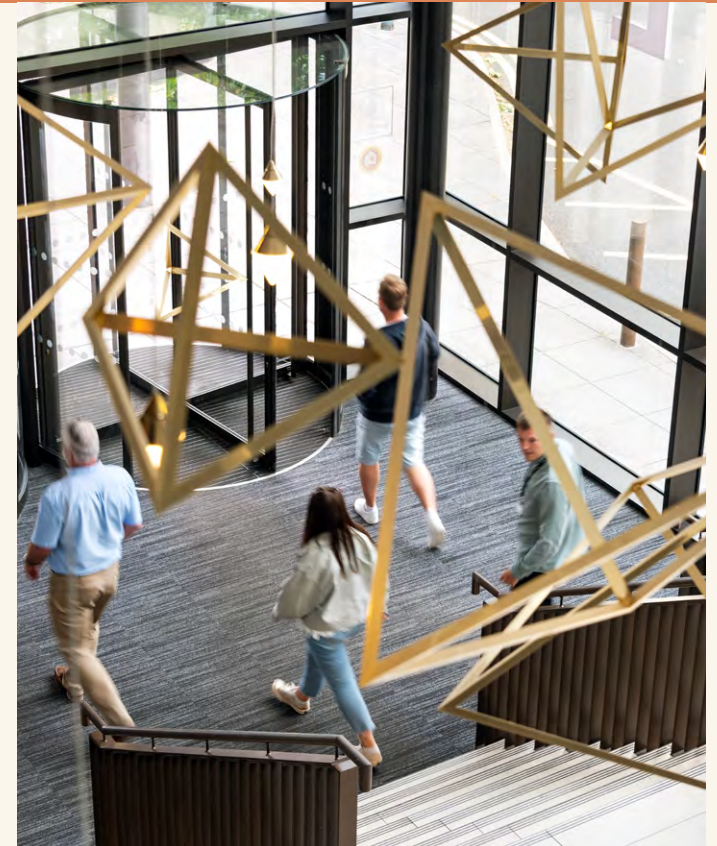
Adjacent to
Cardiff Queen
Street Station

Located in the heart of Cardiff, Brunel is one of the city's most prominent office buildings.

From the design-led reception to extensive on-site amenities and flexible range of high-quality workspace solutions, it offers everything your business needs to flourish.



IMPRESSIVE DOUBLE-HEIGHT RECEPTION



SPACES TO COLLABORATE & RECHARGE



On-site
café



Meeting &
event space



KIN & ILK CAFÉ

Our friendly on-site café serves a sustainable range of speciality coffee and delicious locally sourced food.

CLOCKWISE

Clockwise occupies a number of floors at Brunel Cardiff, providing a fully serviced workspace solution with event spaces and multiple meeting rooms available for hire.



ALL BASES COVERED

Brunel Cardiff has been comprehensively refurbished with today's occupier in mind.

Providing a carefully considered range of amenities to enhance your working environment, including a welcoming reception, on-site crèche and end-of-journey facilities.



Reception concierge



126 car parking spaces



On-site crèche



24hr on-site security



Shower facilities



Cycle storage



Flexible leasing options



Excellent natural light



WELLBEING

The building provides a comfortable and active work environment with a regular calendar of wellness and social events, including movie nights, abseiling and a running club.

- Community events
- On-site café
- Communal breakout areas
- Shower facilities
- Bicycle storage



Breakout areas



Community events

ESG

Brunel Cardiff uses 100% green energy which makes it a highly environmentally efficient building.

- WiredScore 'Gold'
- 100% Green energy
- Environmentally sourced cleaning products



WiredScore 'Gold'



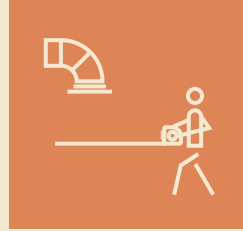
100% green energy



YOUR WORKSPACE SOLUTION



READY TO FIT SPACE



A blank slate to make the space your own.

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture.

Simple.

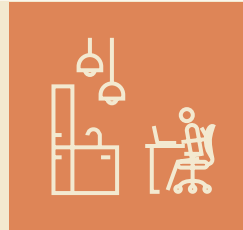
FITTED SPACE



A traditional lease but with the benefit of an initial fit out already done for you.

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.

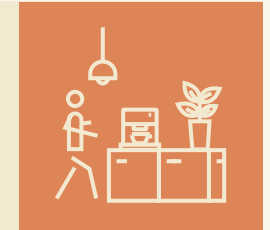
FITTED & FURNISHED SPACE



We'll provide the furniture, you just bring your team and their tech and you're ready to go.

With all furnishings included, there's nothing left to do apart from move in – top quality workspace allowing for a seamless transition.

MANAGED SPACE



Why not let us take care of maintaining your space?

Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, maintaining printers and even all the health and safety of running a commercial space – not to mention the internet and utilities – let us do all that for you so you can get on with what you do best.



SPACIOUS LIGHT-FILLED FLOORS

PLUG & PLAY SPACE

BESPOKE FITTED SPACE

The spacious 14,000 sq ft floors can be fitted and furnished to suit your needs.

They provide efficient floorplates that are filled with natural light and can accommodate up to 220 staff. The space can also be sub-divided for smaller requirements and includes plenty of room for breakout areas and collaboration zones.



Indicative fitted floor CGI

TYPICAL FLOOR SPACE PLAN

14,000 SQ FT / 1,300.6 SQ M

| | |
|--------------------------------|-----|
| Workstations | 168 |
| 8 person meeting rooms | 04 |
| Agile workstations | 16 |
| Breakout / collaboration areas | 05 |
| Teapoint | 01 |

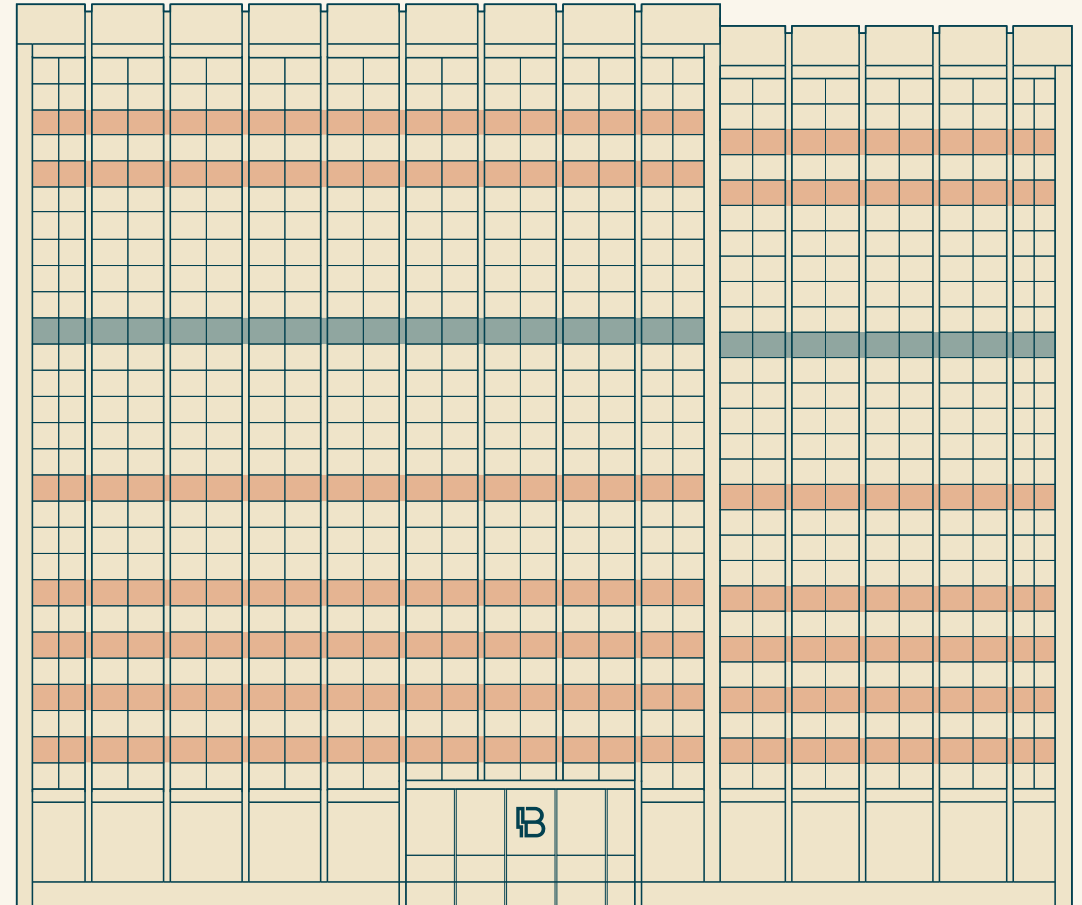


FLEXIBLE SPACE

| FLOOR | STATUS | SQ FT | SQ M |
|--------------|-------------------------|----------------|----------------|
| 14 | Starling Bank | | |
| 13 * | Available | 1,306 – 13,800 | 1,282.1 |
| 12 | Available | 13,836 | 1,285.4 |
| 11 | Conveyancing Direct Ltd | | |
| 10 | Clockwise | | |
| 9 (Suites) | Available | 559 – 2,680 | 249.0 |
| 8 | Starling Bank | | |
| 7 | Clockwise | | |
| 6 | Available | 14,000 | 1,300.6 |
| 5 | Starling Bank | | |
| 4 | Available | 14,000 | 1,300.6 |
| 3 | Available | 14,000 | 1,300.6 |
| 2 | Available | 14,000 | 1,300.6 |
| 1 | Available | 6,717 | 624.0 |
| G | Clockwise | | |
| TOTAL | | 90,353 | 8,394.1 |

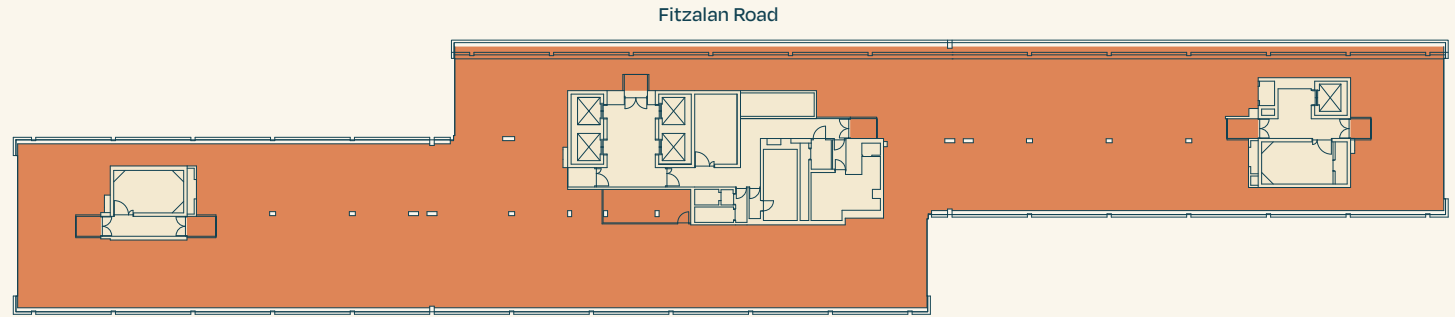
* Available as a whole or part floor.

Available floors ■ Suites ■



TYPICAL FLOOR

13,836 sq ft / 1,285.4 sq m



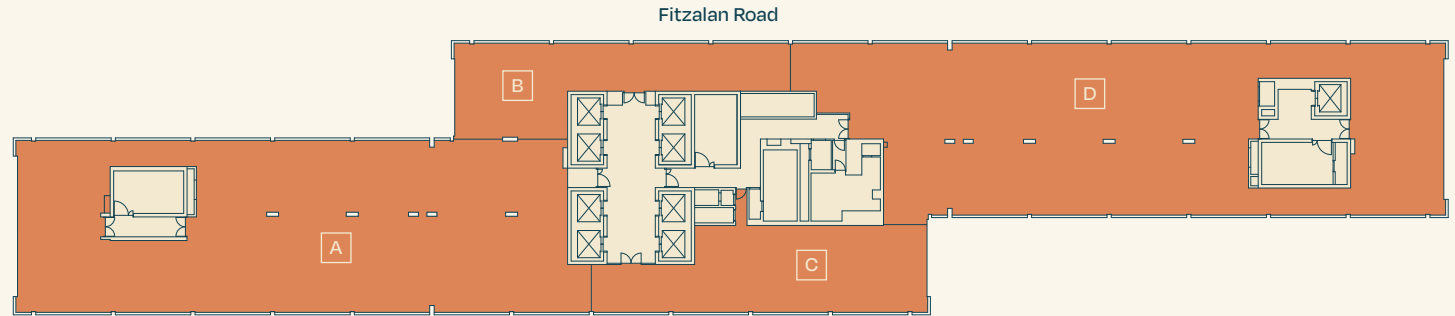
SPLIT OPTION

Suite A – 5,423 sq ft / 503.8 sq m

Suite B – 1,306 sq ft / 121.3 sq m

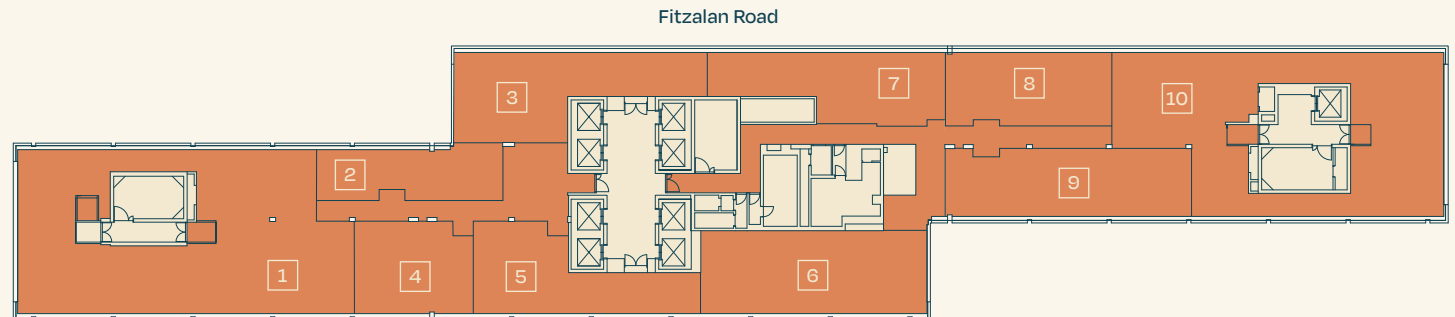
Suite C – 1,532 sq ft / 142.3 sq m

Suite D – 5,649 sq ft / 524.8 sq m



9TH FLOOR SUITES

10 suites – from 6 - 32 desks



For indicative purposes only. Not to scale.

READY FOR WORK SUITES

Plug & Play office suites on the 9th floor offer hassle-free workspace solutions.

With a range of sizes and flexible short term leases – getting straight to work couldn't be easier.



Suites from
6 – 32 desks



Fully furnished
& fibre ready



SPOILT FOR CHOICE



5 min walk to St David's Shopping Centre

1. High Street Arcade
2. The Ivy
3. Cardiff Town Wall
4. Principality Stadium
5. The Corner House



1



2



3



4



5

Located in the heart of Cardiff's lively and welcoming City centre, offering a vibrant mix of amenities and culture.

You'll find everything you need, from fine-dining to street food, lively bars to artisan cafés. There's also a wide variety of retail choices and the world-class event space of the Principality Stadium nearby.

WELL CONNECTED

Brunel Cardiff is situated adjacent to Cardiff Queen Street Station, providing excellent connectivity around the city as well as to Swansea and London.

With numerous leading brands and corporations in the neighbourhood and the city centre undergoing extensive development – Cardiff is an exciting place to be.



JOURNEY TIMES

3 mins

Cardiff Queen Street Station

15 mins

Cardiff Central Station

04 mins

Cardiff Bay Station



Bars & Cafés

1. The Libertine
2. Flight Club
3. Black Sheep Coffee
4. NQ64
5. Pret A Manger
6. Bigmoose Coffee
7. The Alchemist
8. Uncommon Ground
9. Glassworks
10. Brewhouse

Restaurants

1. Coppa Club
2. The Ivy
3. Ciliegino
4. Pasture
5. Lezzet
6. Eat the Bird
7. Casanova
8. Gaucho
9. Cosy Club
10. The Corner House

Leisure

1. Cardiff Castle
2. Utilita Arena
3. Cardiff Market
4. Vue Cinema
5. Treetop Golf
6. The Botanist
7. Principality Stadium
8. Museum of Cardiff
9. New Theatre
10. The Live Lounge

Hotels

1. The Riverhouse
2. Hotel Indigo
3. The Parkgate Hotel
4. Hilton Cardiff
5. Clifton Hotel
6. Marriott Hotel
7. Royal Hotel
8. Park Plaza
9. Leonardo Hotel
10. Mercure Cardiff



Founded in 2010, we are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



OUR ESG FOCUS

Environmental, social and governance factors are embedded in our investment process which not only reduces risk but also generates value for our investors.

Select examples in practice are:

- socially responsible business plans that integrate our local communities
- revitalising heritage buildings and improving local landscapes providing spaces or funds for local community use
- active consultation with and responsiveness to local stakeholders
- improving building quality to provide greater energy efficiency and disabled accessibility



FURTHER INFORMATION

VIEWINGS

Strictly through the joint sole letting agents:



Mark Sutton
07919 395 593
mark.sutton@knightfrank.com

Tom Eddolls
07976 730 173
tom.eddolls@knightfrank.com



Mark Siddons
02920 346 361
mark.siddons@coark.com

Ben Bolton
02920 346 376
ben.bolton@coark.com

BRUNELCARDIFF.CO.UK

Knight Frank and Cooke & Arkwright on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. August 2024.

Designed by Cre8te - 020 3468 5760 - cre8te.london