

EASTGATE HOUSE

Newly Refurbished
Landmark Building
Office Space To Let

Eastgate House
Newport Road
Cardiff CF24 0AB





INSIDE & OUT

Following a comprehensive internal and external, multi-million pound refurbishment we welcome you to Eastgate House.

Eastgate House has undergone a comprehensive make over which has transformed the property. Externally, elevations have been completely rendered and decorated, new double glazed windows have been installed.

Internally, the common areas including the reception, toilets and office suites have been upgraded to create a high quality office environment.





VIEW FROM NEWPORT ROAD

Eastgate House has undergone external refurbishment to include new double-glazed aluminium windows and rendering.



CAFE RABAIOTTI

IN GOOD COMPANY

Excellent on-site amenities including a fully operated gym and coffee shop.

Already home to established office occupiers including University of Wales and the Secretary of State.



GYM



COFFEE SHOP



BOARDROOMS



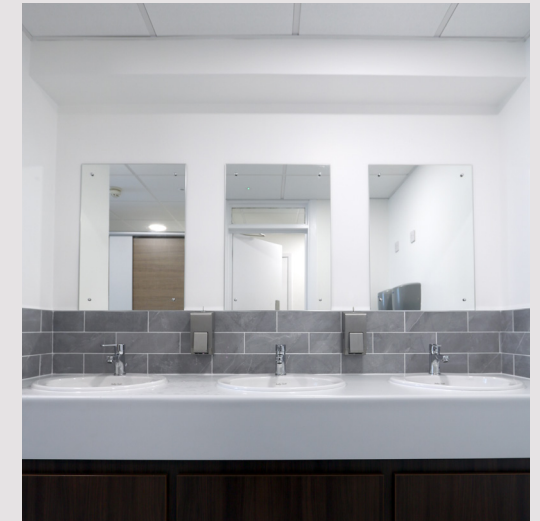
SPECIFICATION

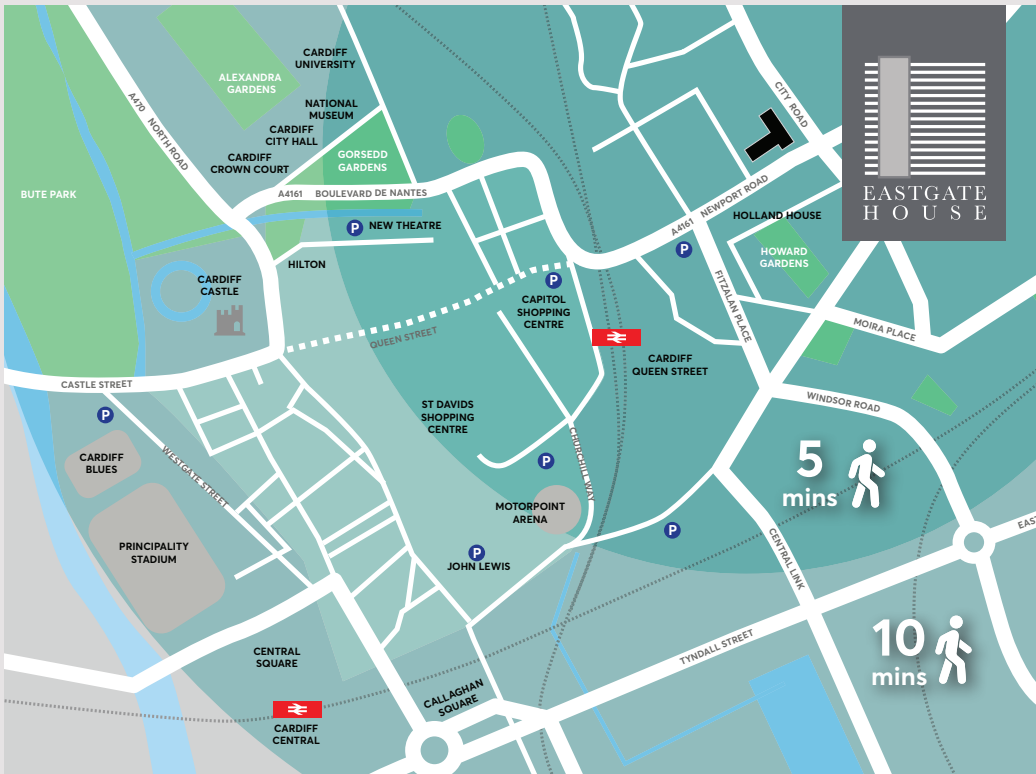
Flexible refurbished office accommodation which includes the following specification:

- Suspended ceilings
- Recessed LED lighting
- Perimeter trunking
- Carpeted floors
- Central heating
- Optional comfort cooling
- 3 passenger lifts
- New double glazed windows throughout
- Fully refurbished male and female toilets on each floor
- Brand new manned reception area

Car Parking

On-site car parking is available. Additional public parking is available in nearby car parks situated off Newport Road and City Road.





LOCATION CF24 0AB

Eastgate House, a centrally located office on the edge of a thriving capital city.

Situated on the eastern side of Cardiff centre on Newport Road, a popular office location. The property is a short walk from the main shopping area of Queen Street and Capitol Shopping Centre, St Davids and the many arcades that adorn the city.

Eastgate House also benefits from being located on the main bus route as well as being within walking distance of Queen Street railway station connecting to Cardiff Central station, Cardiff Bay and the Valley Lines.





ACCOMMODATION

Various office suites available on application to the agents.

Rates

All interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

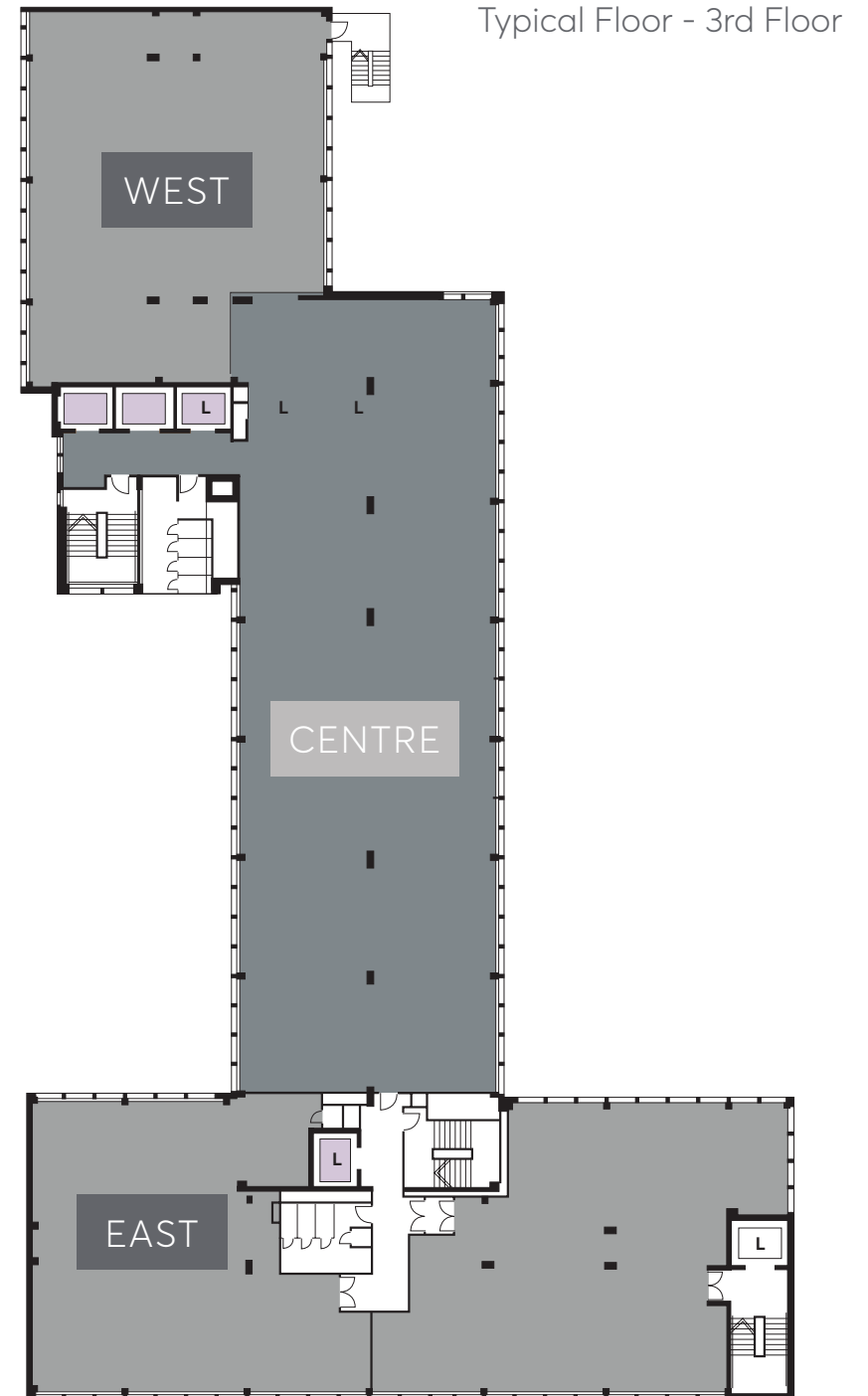
Quoting Terms

New full repairing and insuring lease, rent on application. All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

The property has the Energy Performance Rating of C: 69.

NEWPORT ROAD





Key

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|----------------------------------|------------------------------------|-------------------------------------|--------------------------------------------|
| 1 Eastgate House | 5 Principality Stadium | 9 Swalec Stadium | 13 Motopoint Arena |
| 2 Cardiff Central Station | 6 St Davids Shopping Centre | 10 City Hall & Museums | 14 Cardiff City FC Stadium |
| 3 Queen Street Station | 7 Queen Street Shopping | 11 Holland House Hotel & Spa | 15 University of South Wales Campus |
| 4 Newport Road | 8 Cardiff Castle | 12 Cardiff University | 16 Magistrates Courts |



Eastgate House
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