



**BRUNEL  
CARDIFF**





# A LANDMARK CARDIFF OFFICE BUILDING



Impressive  
double-height  
reception



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.



# 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, business lounge, 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 an environmentally friendly building.

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



WiredScore 'Gold'



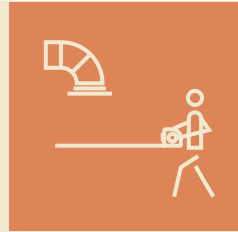
100% green energy



# YOUR WORKSPACE SOLUTION



## READY TO FIT SPACE

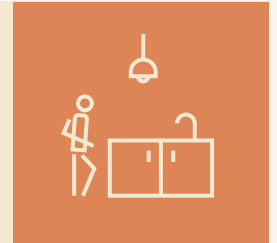


**A blank slate to make the space your own.**

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

Simple.

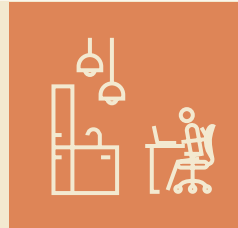
## FITTED SPACE



**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.

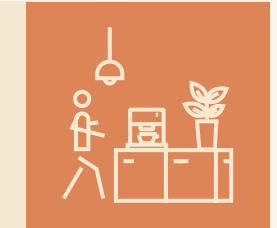
## FITTED & FURNISHED SPACE



**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 14,445 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

## INDICATIVE SPACE PLAN

14,445 SQ FT / 1,342.0 SQ M

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



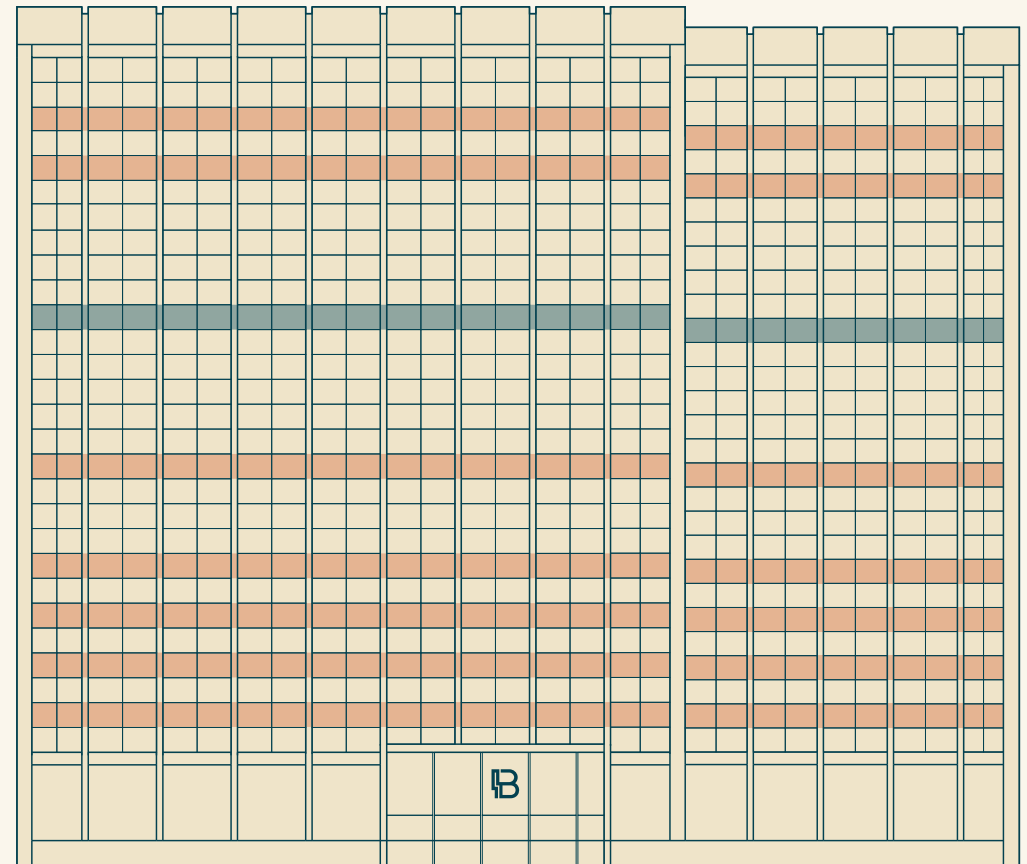


# FLEXIBLE SPACE

FLOOR	STATUS	SQ FT	SQ M
15	Cardiff Brunel House Centres Ltd	14,445	1,342.0
14	Starling Bank	14,445	1,342.0
13*	Available	1,306 – 13,800	1,282.1
12	Available	13,836	1,285.4
11	Conveyancing Direct Ltd	14,445	1,342.0
10	Clockwise	14,445	1,342.0
9 (Suites)	Available	559 – 12,000	1,114.8
8	Starling Bank	14,445	1,342.0
7	Clockwise	14,445	1,342.0
6	Available	14,445	1,342.0
5	Starling Bank	14,445	1,342.0
4	Available	14,445	1,342.0
3	Available	14,445	1,342.0
2	Available	14,445	1,342.0
1 (Part)	Available	6,717	624.0
1 (Part)	Clockwise	5,651	525.0
G	Clockwise	7,510	697.7
	Kin & Ilk Café	1,311	121.8
	Sunflower Day Nursery	2,980	276.9
<b>BUILDING TOTAL</b>		<b>222,700</b>	<b>20,689.7</b>

\* Available as a whole or part floor.

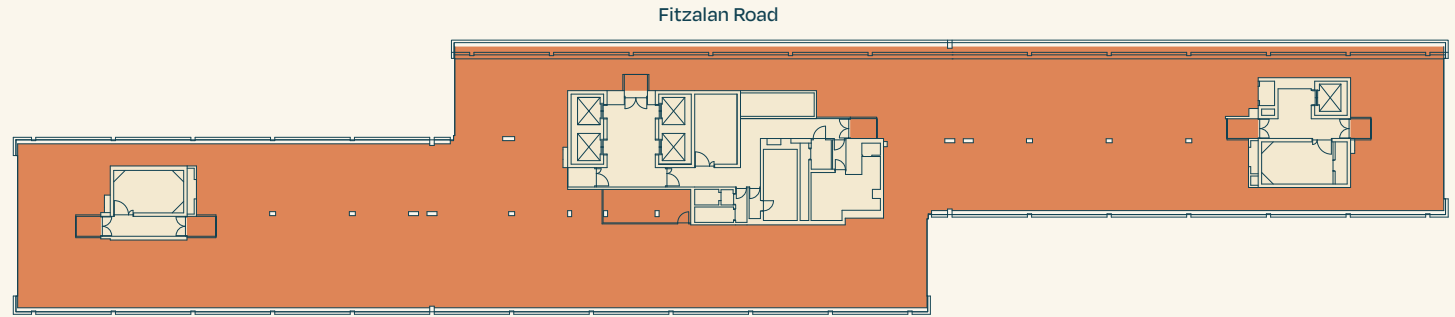
Available floors ■ Suites ■



## FLOORPLANS

# TYPICAL FLOOR

14,445 sq ft / 1,342.0 sq m



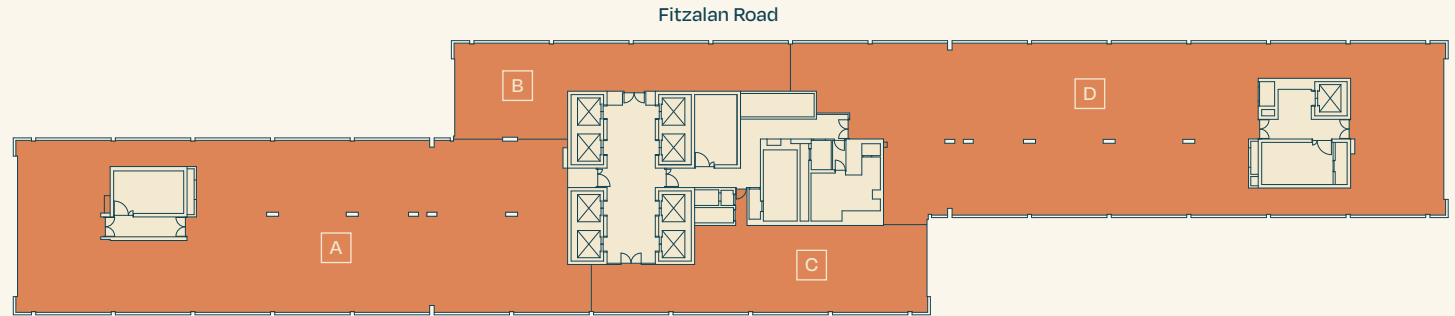
# SPLIT OPTION

Suite A – 5,423 sq ft / 503.8 sq m

Suite B – 1,306 sq ft / 121.3 sq m

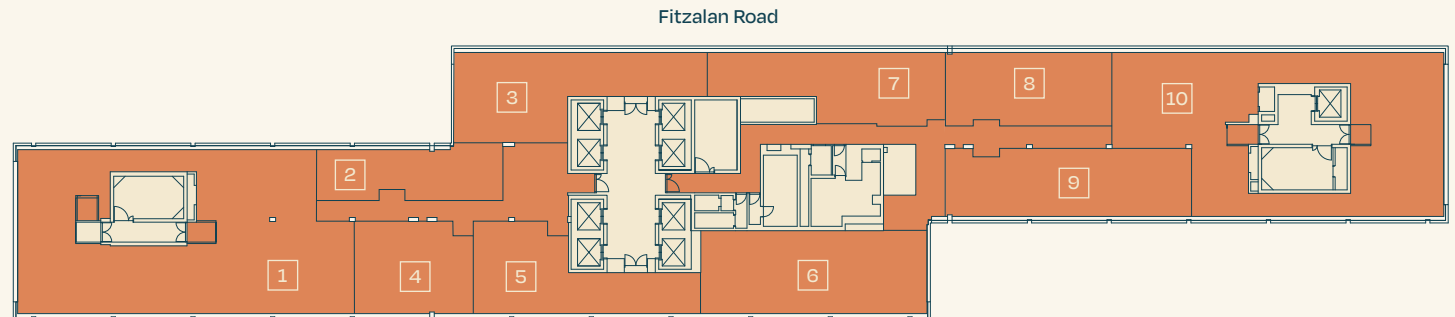
Suite C – 1,532 sq ft / 142.3 sq m

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.



AMENITIES

# 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





LOCATION

# SPOILT FOR CHOICE



5 min walk to St David's Shopping Centre

1. High Street Arcade
2. The Ivy
3. Cardiff Castle
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.

Cardiff Central Station



## JOURNEY TIMES

**3** mins 

Cardiff Queen Street Station

**15** mins 

Cardiff Central Station

**04** mins 

Cardiff Bay Station



### Bars & Cafés

1. The Alchemist
2. Flight Club
3. Black Sheep Coffee
4. 200Degrees Coffee
5. The Dead Canary
6. Bigmoose Coffee
7. Coffee Planet
8. Uncommon Ground
9. Glassworks
10. Brewhouse

### Restaurants

1. Coppa Club
2. The Ivy
3. Steak Of The Art
4. Pasture
5. Lezzet
6. Daffodil
7. Urban Kitchen
8. Gaucho
9. Cosy Club
10. The Corner House

### Leisure

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

### Hotels

1. Mercure Cardiff
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. Easy Hotel



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**  
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07976 730 173  
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