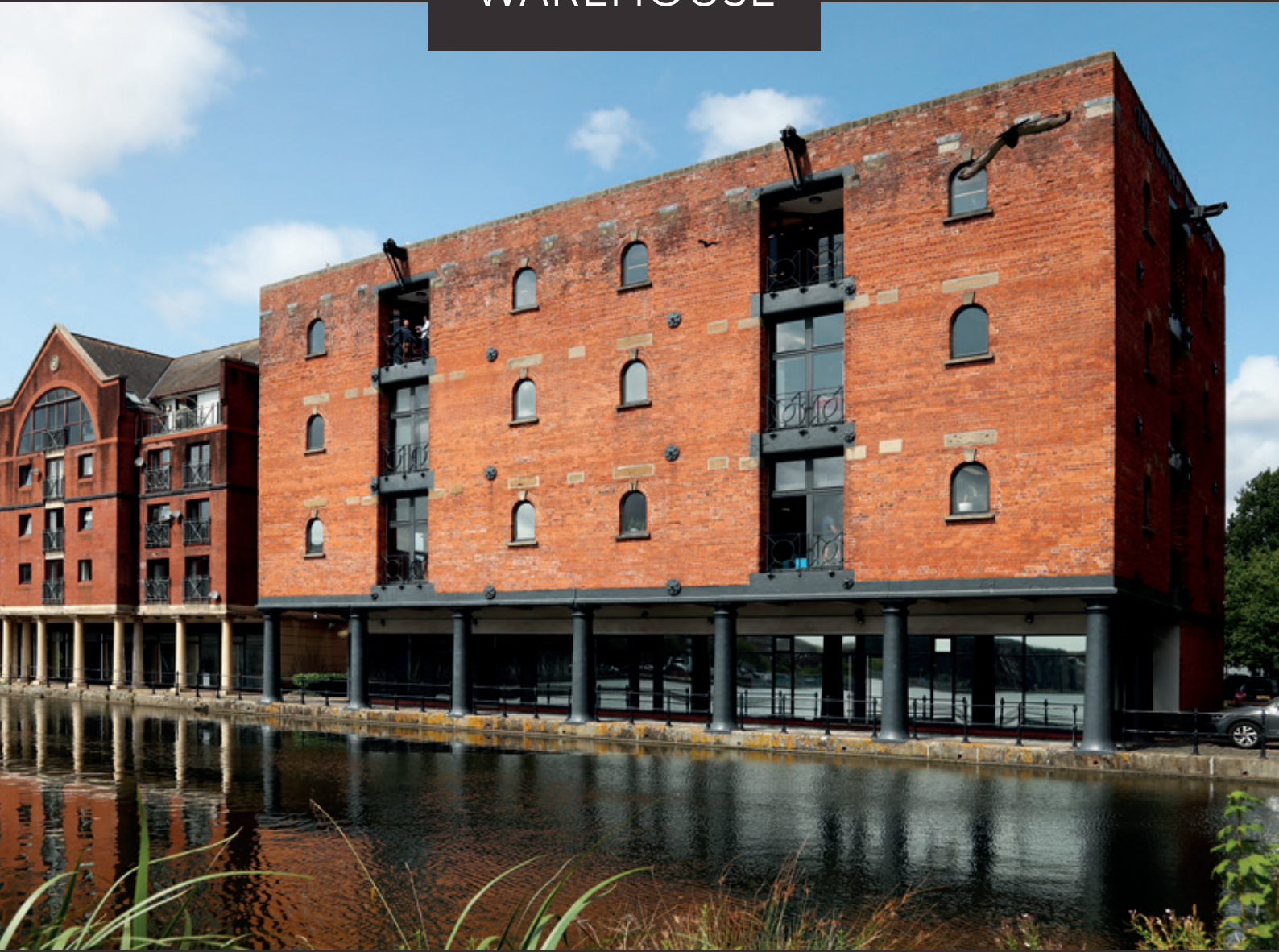


BONDED WAREHOUSE



CHARACTER WATERFRONT OFFICES

Atlantic Wharf, Cardiff CF10 4HE



**BONDED
WAREHOUSE**

**BONDED WAREHOUSE IS A
GRADE II LISTED WAREHOUSE
TRANSFORMED INTO HIGH
SPECIFICATION CONTEMPORARY
OFFICES IN CENTRAL CARDIFF**

THE BUILDING

REDESIGNED CHARACTER WAREHOUSE

- Grade II listed building in Cardiff city centre
- Waterfront location
- Stylish warehouse office space
- Original industrial warehouse features retained
- High specification office space
- Spacious common parts
- Stunning wharf and city views
- Secure cycle stores
- High on-site car parking ratio
- Lift access to all offices
- Shower facilities
- Unique character office building
- EPC A



**BONDED
WAREHOUSE**





STYLISH AND MODERN OFFICES INSIDE HISTORIC WAREHOUSE

Bonded Warehouse is a Grade II listed building dating from 1861. Originally built as a bonded warehouse for the storage of customs controlled goods, it sits at the northern end of Bute East Dock, now known as Atlantic Wharf.

The Bonded Warehouse was one of the first buildings in the UK to combine cast iron frame encased by a brick exterior. It is a visually appealing building with pleasing symmetry that has been sympathetically maintained. The building was purchased in the 1980s by a group of architects, who extensively refurbished the interior to make it suitable as office accommodation.

The interior of the building has recently been extensively redesigned and upgraded, with stylish fitouts offering board rooms, kitchens, and comfortable furniture in each office space.

The original industrial features constructed of brick and cast iron have been preserved to maintain the original character of the warehouse. Combined with newly refurbished modern high specification offices and common areas, Bonded Warehouse is ideally suited to meet contemporary corporate needs whilst offering a desirable and unique waterfront workplace with stunning views.

THE OFFICE SPACE

HIGH SPECIFICATION CONTEMPORARY OFFICES

- Large windows with ample natural light
- Opening windows for fresh air
- Meeting rooms fitted in each office
- Fully fitted kitchens in each office
- Power and data cabled
- Desk, chairs and office furniture included
- Furnished break out areas
- High quality, fully fitted office suites
- Newly refurbished offices
- Ready for immediate occupation
- High quality sustainable designed LED lighting
- Flexible open plan floors
- Comfort Cooling
- Additional bespoke fit out solutions available

bondedwarehouse-cardiff.co.uk



**BONDED
WAREHOUSE**



BONDED WAREHOUSE





BONDED
WAREHOUSE

STYLISH, OPEN PLAN
MODERN WORKSPACES

STYLISH INDUSTRIAL DOCKLAND WAREHOUSE

A CHARACTERFUL SPACE TO CREATE YOUR UNIQUE OFFICE

Bonded Warehouse is located directly on the waterfront of Atlantic Wharf in the centre of Cardiff.

The industrial style of an original 1861 bonded warehouse creates a distinct feeling office space. The office has a stunning outlook over the city of Cardiff, creating an inspiring space with lots of light and air.

Bonded Warehouse offers convenient access to the thriving business and creative hubs of Cardiff and Queen Street Railway Station.

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LOCATION

Bonded Warehouse is located between the City Centre and Cardiff Bay, overlooking Bute East Dock. Both Cardiff Central Station and Cardiff Queen Street Station (via Smart Bridge) are within walking distance.

Just a short walk to Cardiff's main retail areas, including John Lewis and St Davids Shopping Centre, as well as the city's bars and restaurants, it has access to Cardiff's vibrant city lifestyle.

Voted as one of the best cities to live, Cardiff residents are among the most content in Europe. Cardiff city centre has green space per person than any other UK city and is a great place to work and live.

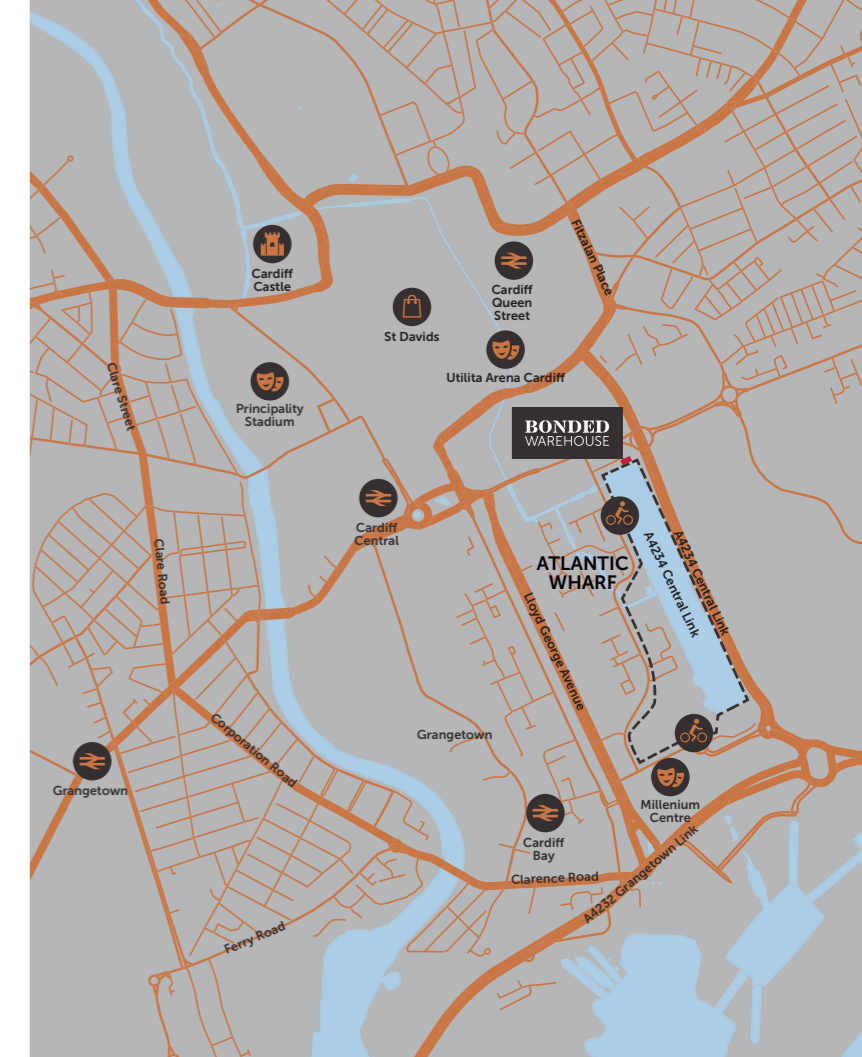
- Overlooking Atlantic Wharf
- Central to all amenities
- Direct access to waterfront walk or run
- Direct access to cycle-path
- Easy access onto the M4 Motorway
- Short walk to Queen Street Railway Station



BONDED WAREHOUSE

Atlantic Wharf, Cardiff, Wales CF10 4HE

-  **City Centre**
Restaurants, bars and cafés
-  **Cardiff Castle**
Shopping centre
-  **St Davids**
Shopping centre
-  **Millennium Centre**
Concert Hall
-  **Cardiff Central**
Railway Station
-  **Cycle Network Routes**
Connecting Cardiff by bike
-  **Principality Stadium**
Sporting and musical events





Bonded Warehouse, Atlantic Wharf, Cardiff, Wales CF10 4HE

TENURE

New leases are available on terms to be agreed.

RENT

On application

EPC

Rating A

WEBSITE

bondedwarehouse-cardiff.co.uk

VIEWING

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IMPORTANT NOTICE:

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.