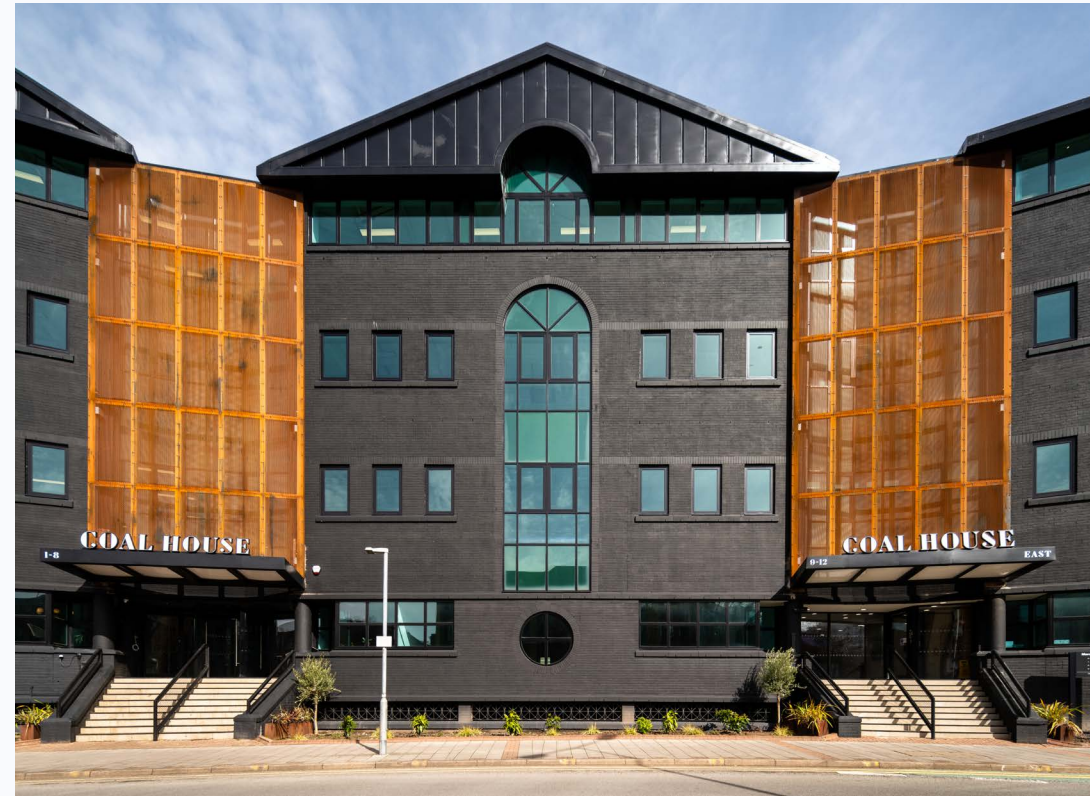
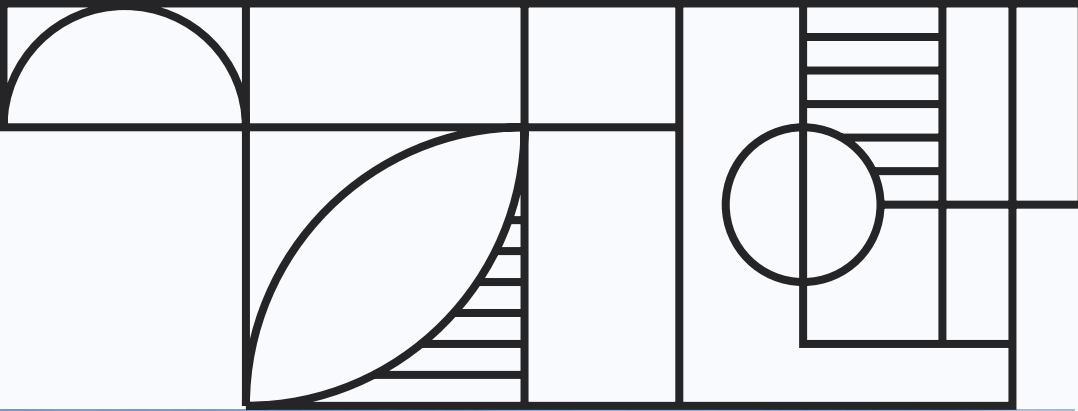


INTRODUCING

COAL HOUSE

3,132FT² - 25,995FT² AVAILABLE

CONTENTS



An eco-stylish workspace in the heart of Cardiff

Coal House is an inspiring and progressive workspace, with an industrial chic aesthetic. It's undergone a stylish refurbishment to give sustainability conscious businesses the opportunity to thrive in an ultra green environment, with all the perks.



Coal by name. Green by nature.

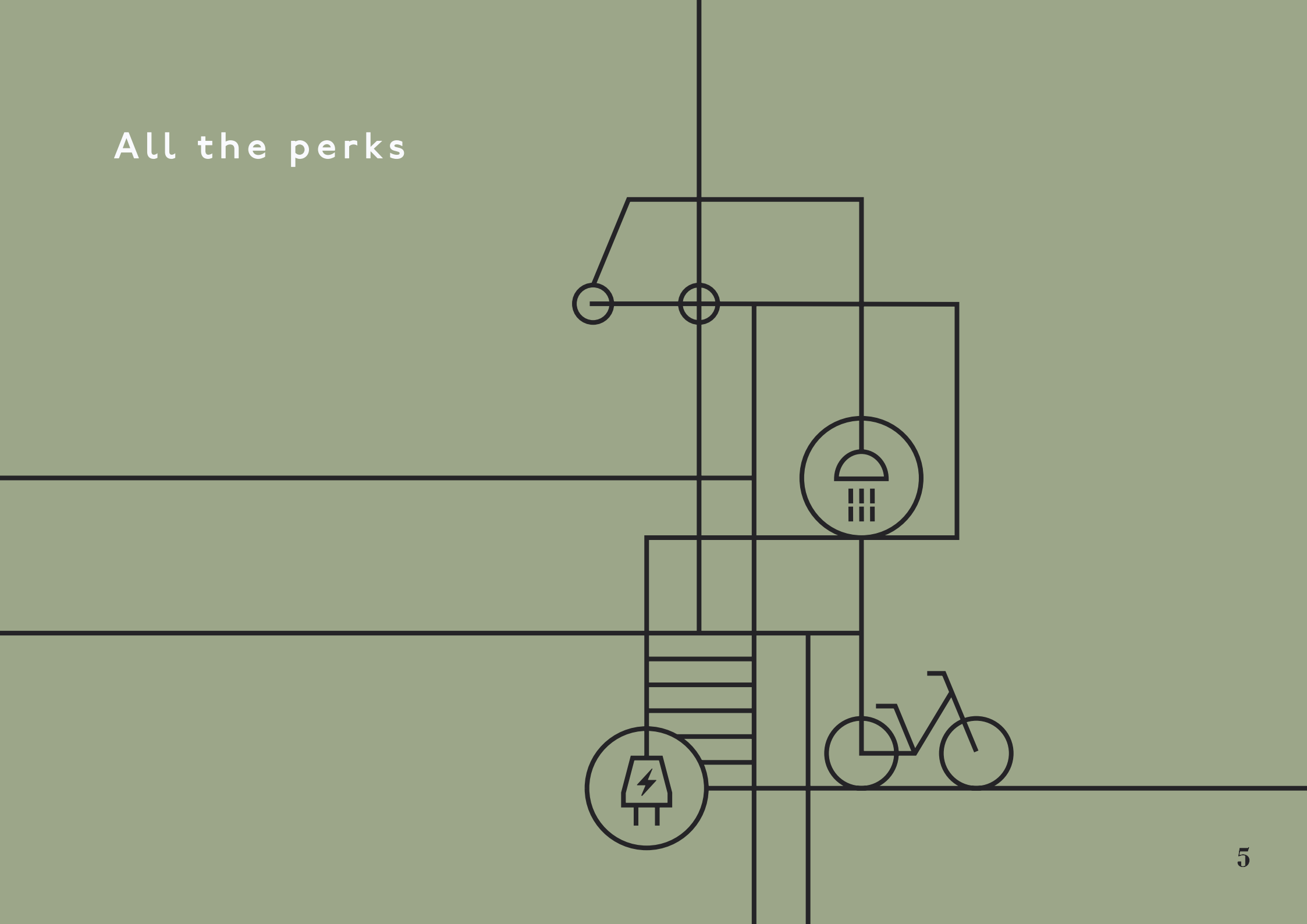
Coal House is a green dream for the environmentally conscious. The building itself has been heavily decarbonised and is 100% powered by renewable energy—partly from our own solar panels. Then there are all the thoughtful details, from electric vehicle charging points and communal bikes, to clever technology to save energy and water.

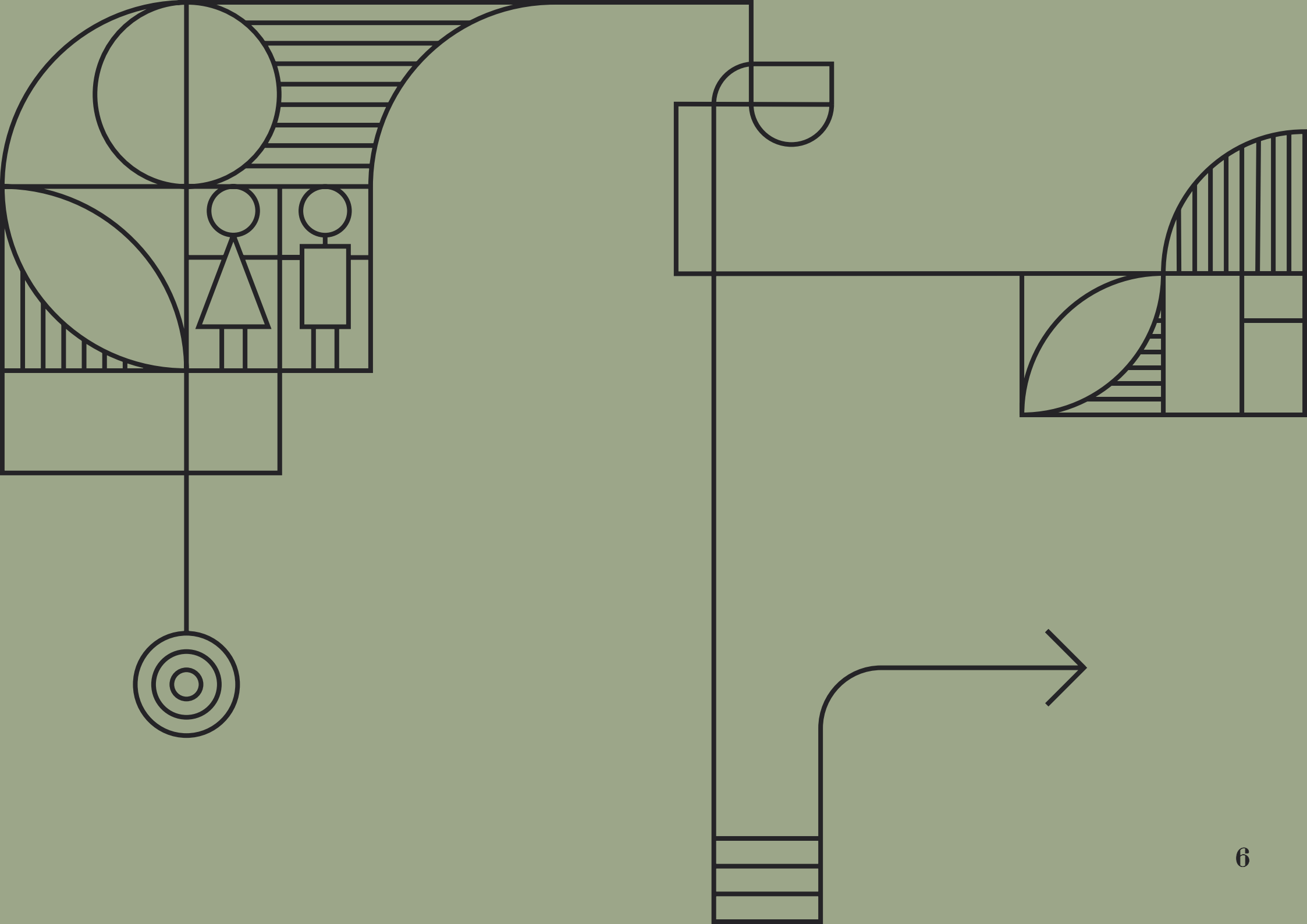
All the essentials



*Targeted

All the perks





The full spec

SUSTAINABILITY



8 electric vehicle charging points



Energy-efficient LED lighting



Low-flow water appliances



Solar panels powering the building



Community bikes



Secure bike storage and maintenance station



Energy use monitoring

INNOVATION



Super-fast plug & play broadband from Backbone Connect with back-up line



Metrikus Smart Building Sensors to monitor air quality, temperature & occupancy



Smart air quality control



Smart visitor management system



Coal House app from Equiem

COMFORT AND CONVENIENCE



Exposed services



Raised access floors



DDA access



New lift to all floors



New Daikin aircon, heating & ventilation



Secure basement car park



Atrium lounge with booths



Speciality coffee bar



Meeting & Zoom rooms



WCs on every floor



Shower & changing facilities

Getting around

On foot

- Cardiff Queen Street — 5 min
- St.Davids II Shopping centre — 10 min
- The Hayes — 12 min
- Bute Park/Cardiff Castle — 13 min
- Cardiff Central — 17 min

By bike

- Roath Park — 1.9 miles
- Llandaff — 2.9 miles
- Cardiff Bay — 3.2 miles
- Penarth — 4.5 miles

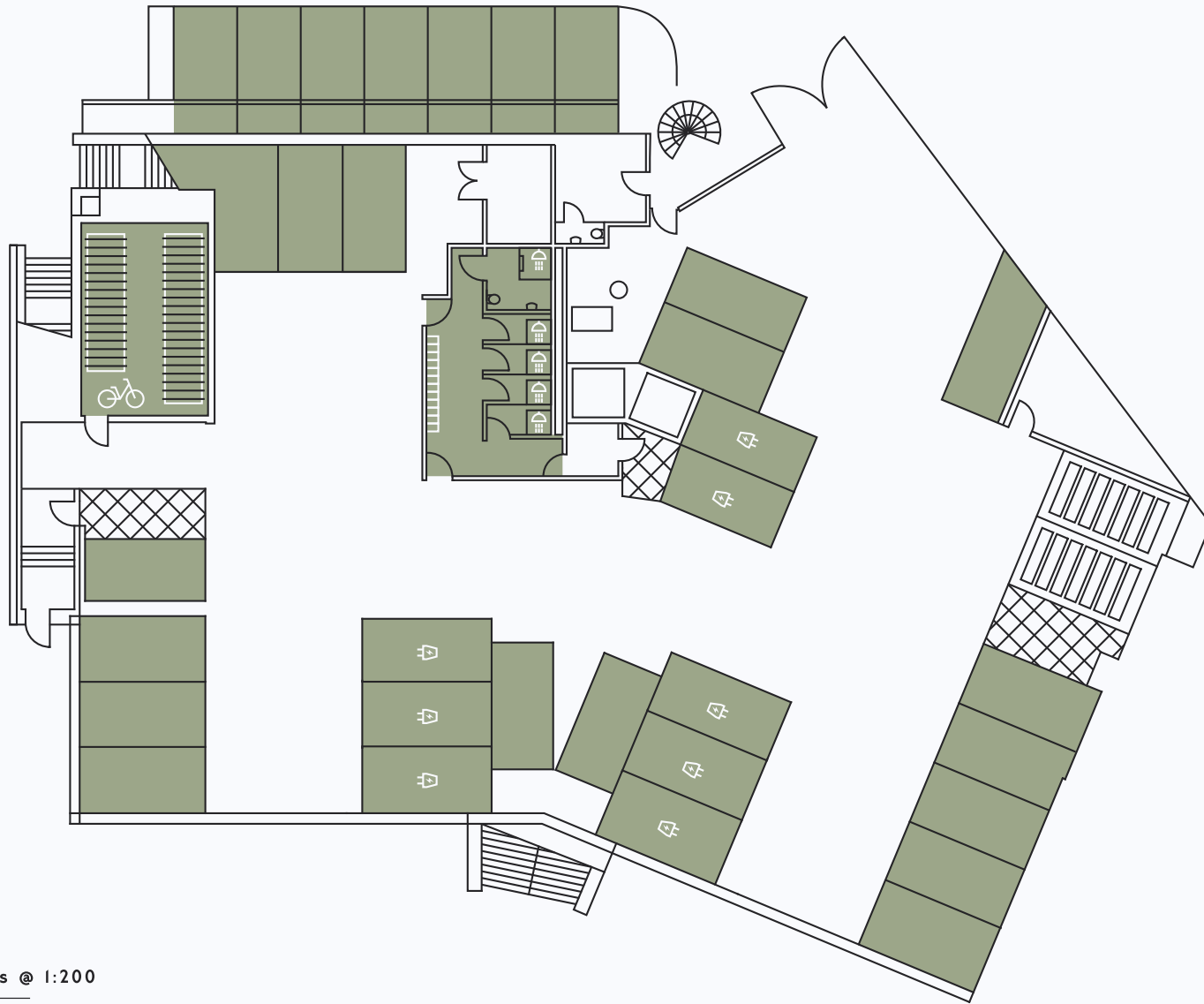
By car

- Newport — 12 miles (26 min)
- Swansea — 44 miles (54 min)
- Bristol — 43 miles (57 min)
- Cardiff Airport — 15 miles (27 min)
- Bristol Airport — 47 miles (1 hr 5 min)

By train

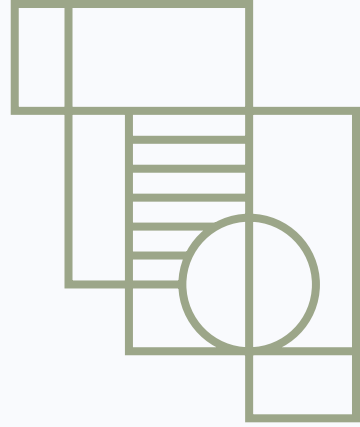
- Newport — 24 min
- Swansea — 54 min
- Bristol Temple Meads — 50 min

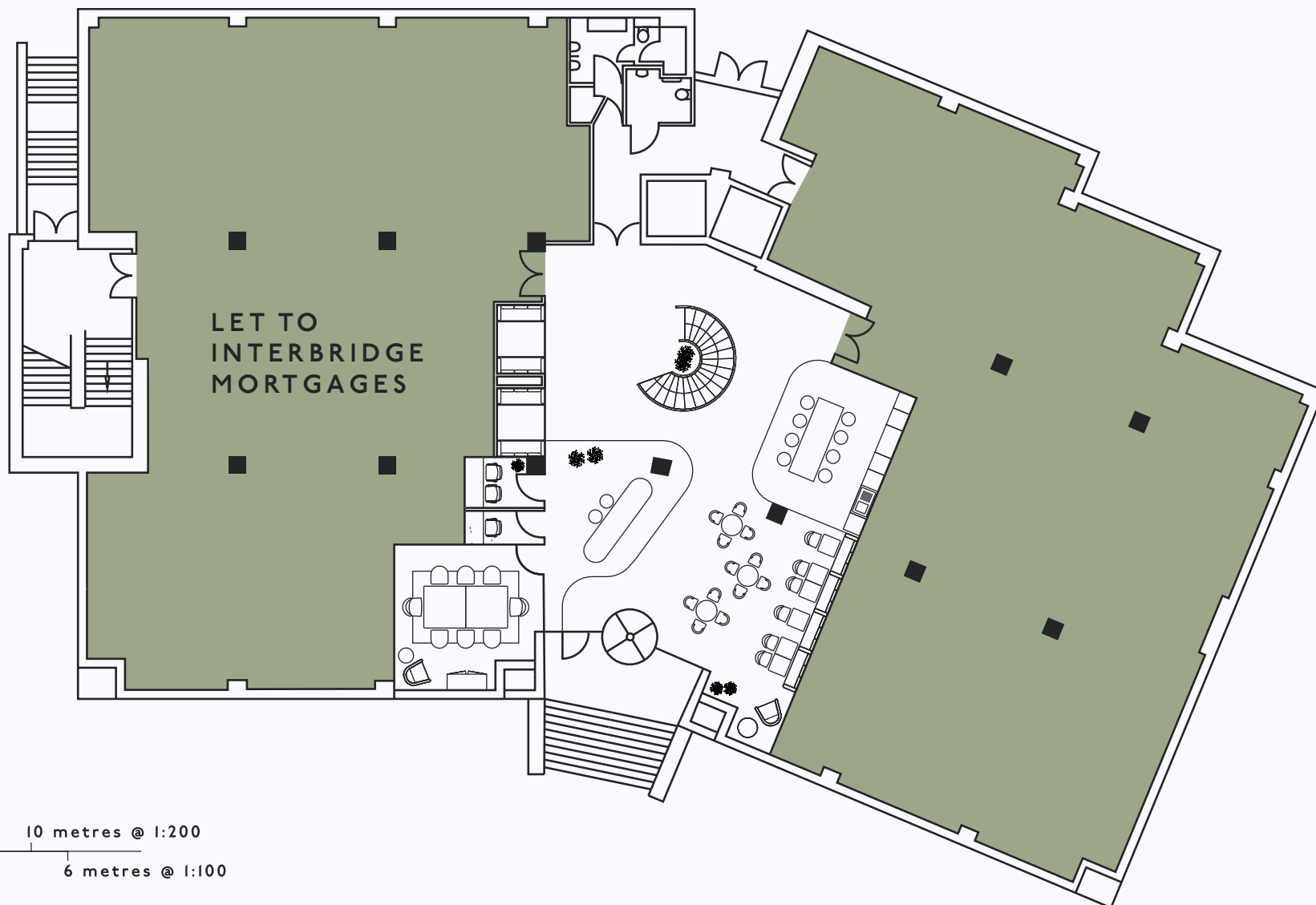




0 2 6 10 metres @ 1:200
0 2 4 6 metres @ 1:100

BASEMENT

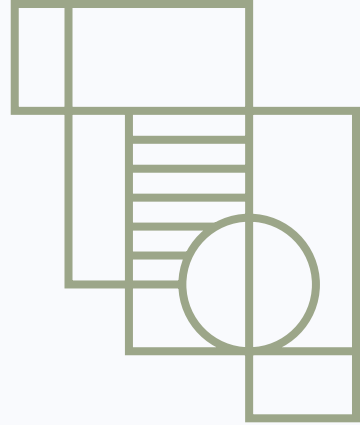
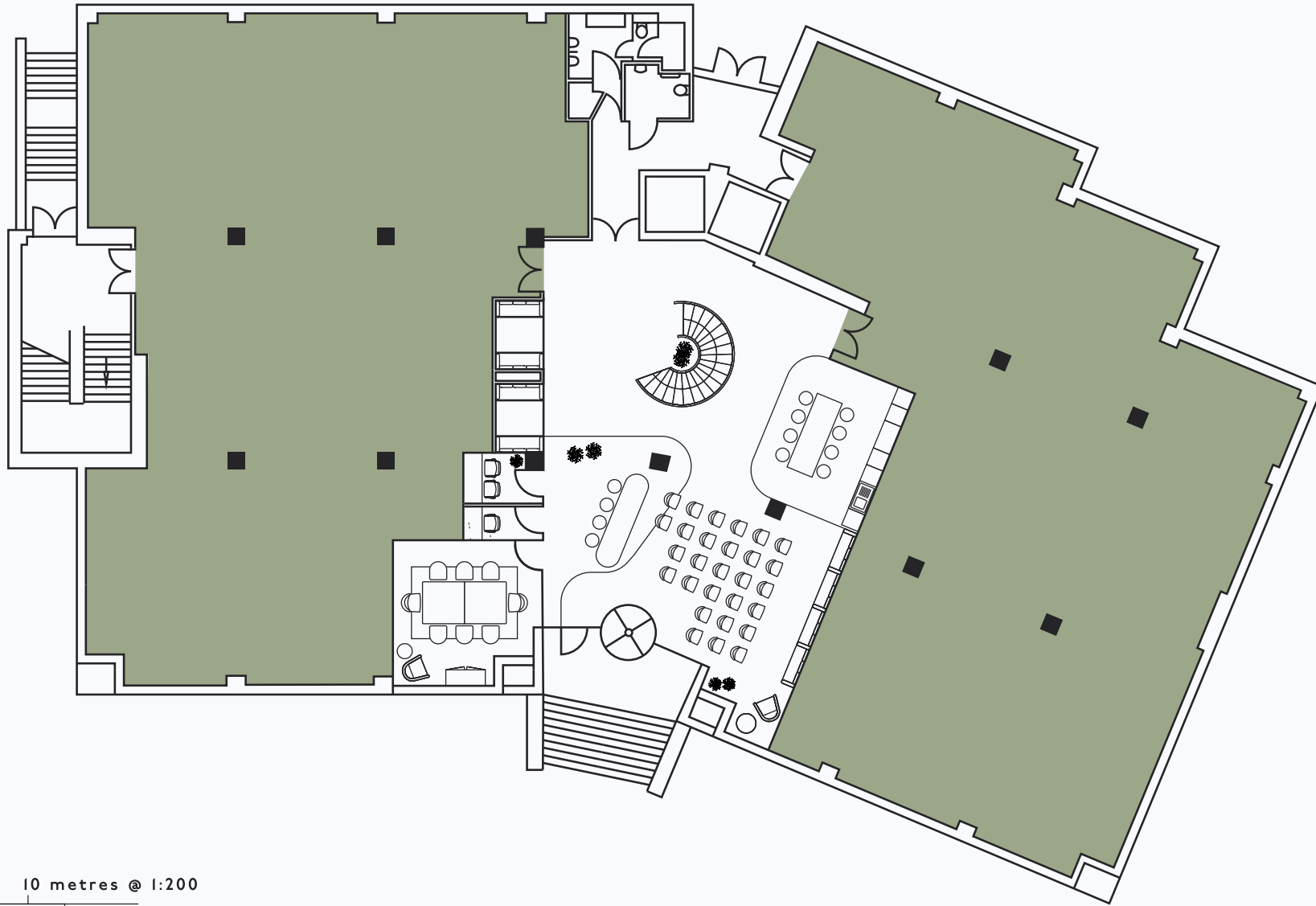




0 2 6 10 metres @ 1:200
0 2 4 6 metres @ 1:100

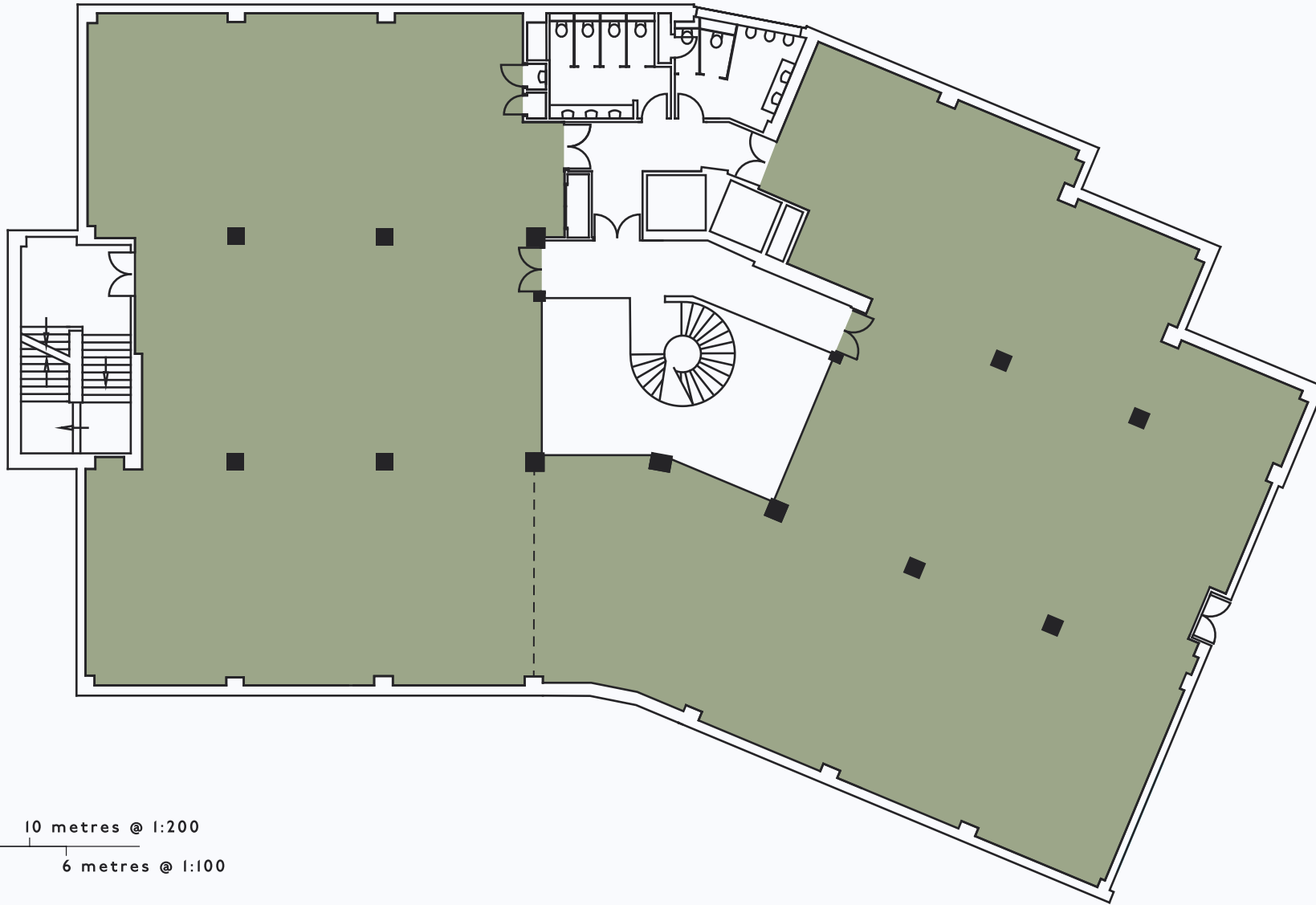
GROUND FLOOR - AVAILABLE SPACE

291M² / 3,132FT²



0 2 6 10 metres @ 1:200
0 2 4 6 metres @ 1:100

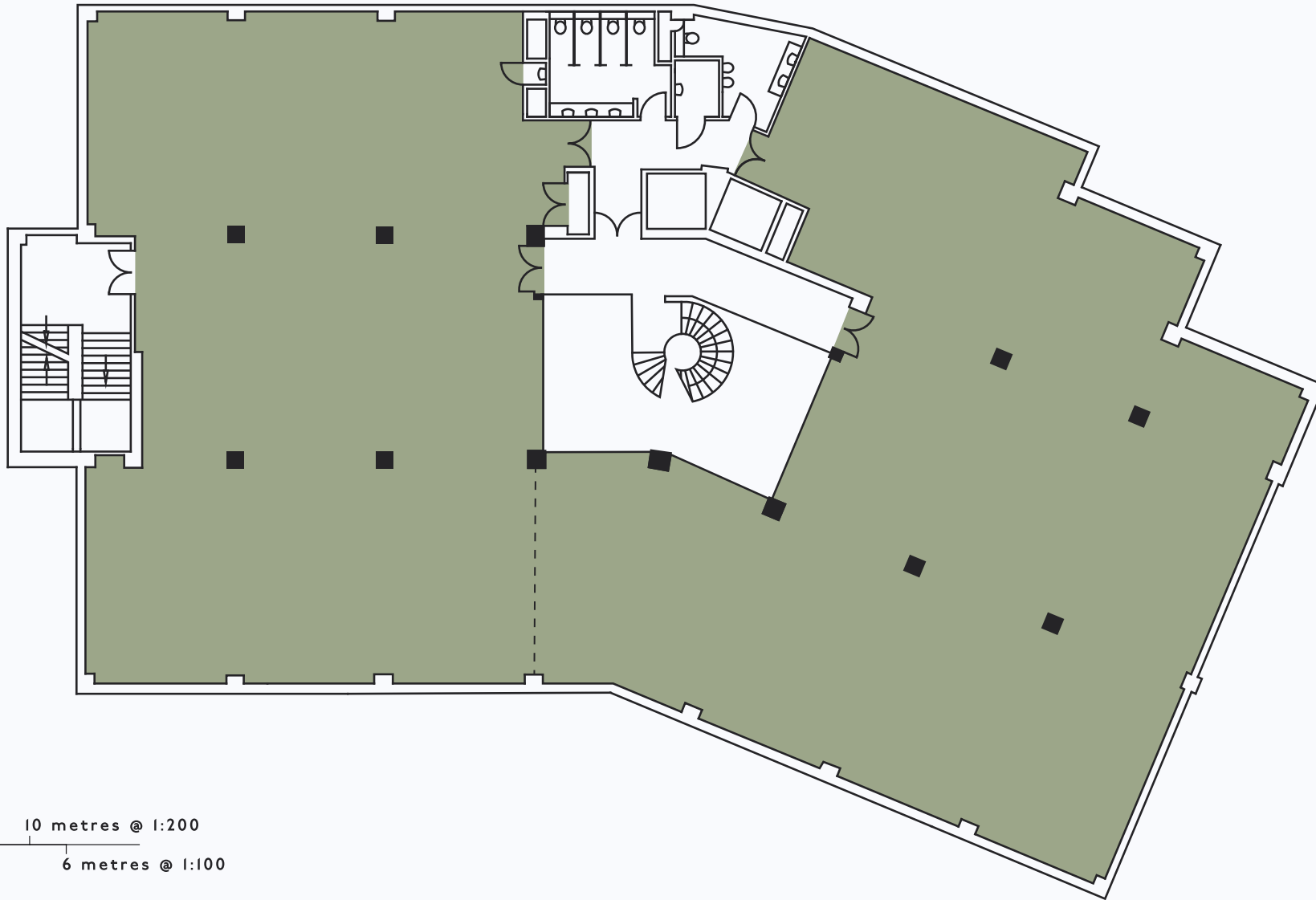
EVENT CONFIGURATION



0 2 6 10 metres @ 1:200
0 2 4 6 metres @ 1:100

FIRST FLOOR - AVAILABLE SPACE

324M² - 708M² / 3,488FT² - 7,621FT²



0 2 6 10 metres @ 1:200
0 2 4 6 metres @ 1:100

SECOND FLOOR - AVAILABLE SPACE

324M² - 708M² / 3,488FT² - 7,621FT²



0 2 6 10 metres @ 1:200
0 2 4 6 metres @ 1:100

THIRD FLOOR - AVAILABLE SPACE

324M² - 708M² / 3,488FT² - 7,621FT²



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