

Collective
by kartay



PRINCESS QUARTER

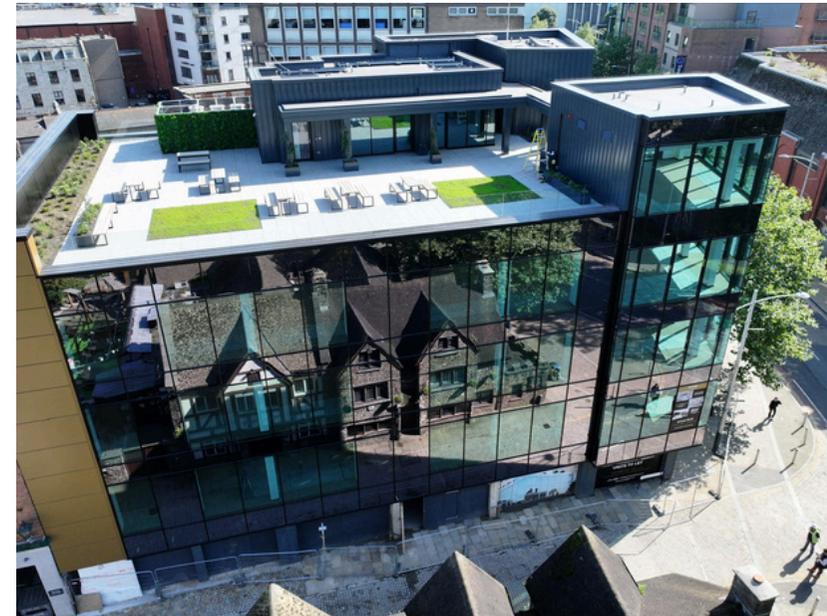
Set within the newly redeveloped Princess Quarter, **Collective by Kartay** offers Swansea's premium flexible serviced office space.

In the heart of the city's growing business district, it provides Grade A accommodation designed for modern, professional working and allows businesses to establish a key city centre location in the heart of Swansea's ever-growing business core.

Private office suites are available in a range of sizes, all fully inclusive and designed to support teams as they grow. Each suite benefits from all-inclusive monthly pricing, covering utilities, high-speed WiFi, maintenance and day-to-day building management - allowing your business to operate with complete cost certainty.

Members enjoy access to the very best in office facilities, including a full service concierge ground floor reception and a wide range of luxury amenities including but not limited to; collaborative lounges, fully equipped kitchens, shower & changing facilities with vanity areas, 24/7 secure door fob access, and access to a green rooftop terrace with three glass rooftop meeting suites that offer panoramic views over the city centre and Swansea waterfront.

Every member has access to our Collective by Kartay mobile and web app which provides a simple and easy way to manage their workspace. Members can book meeting rooms and workspace resources, manage their membership and receive real time updates and announcements. Membership provides access to exclusive Collective by Kartay networking and community events, alongside local discounts under our Collective by Kartay membership scheme.



CONNECTIVITY, TECHNOLOGY AND SUSTAINABILITY

Princess Quarter has been designed to support modern, flexible working, combining robust digital infrastructure with thoughtfully considered, sustainable design. All aspects of Princess Quarter have been designed with sustainability and renewability firmly in mind in order to achieve its EPC A Rating.

Each serviced office benefits from enterprise-grade connectivity, with high-speed WiFi. Seamless connectivity is complimented by smart workplace technology, ensuring members can work efficiently from day one with no set-up delays or hidden costs.

Technology is embedded into everyday experience, from digital meeting room and membership management, to secure access systems and on-demand support services. This allows members to focus on productivity without having to worry about the operational details.

Sustainability is a core consideration at Princess Quarter. Energy efficient building systems utilise low carbon technology to help reduce environmental impact whilst maintaining a high quality working environment. The result is a future ready workspace that balances performance, comfort and environmental responsibility - offering businesses a smarter, more sustainable way to work in the heart of the city.





LOCATION

Prime Location

Princess Quarter occupies a prominent position within the heart of Swansea city centre. Situated on the corner of Princess Way and St. Mary Street, the property is located within the City's main business district and benefits from immediate access to amenities including shops, restaurants, gyms and hotels. The building is also located within a short walking distance to the brand-new Swansea Arena and the city's award-winning beachfront.

Transport Links

Princess Quarter is within easy reach of a range of transport links and is situated just a 5-minute walk from the Central Rail and Bus Stations, offering excellent local and national rail connections with convenient bus links across the City and beyond.

PERFECTLY PLACED



BY ROAD

London	3 hours 38 mins
Birmingham	2 hours 44 mins
Manchester	4 hours 13 mins
Reading	2 hours 36 mins
Bristol	1 hour 29 mins
Southampton	3 hours 4 mins
Leeds	4 hours 40 mins
Exeter	2 hours 36 mins

TO THE AIRPORTS

Cardiff	58 mins
Bristol	1 hour 42 mins
Birmingham	2 hours 41 mins
Heathrow	2 hours 54 mins
Gatwick	3 hours 31 mins

All times from Princess Quarter

BY RAIL

London	3 hours 1 mins
Birmingham	3 hours 8 mins
Manchester	4 hours 46 mins
Reading	2 hours 32 mins
Bristol	2 hours 7 mins
Southampton	3 hours 30 mins
Leeds	5 hours 49 mins
Exeter	3 hours 29 mins

All times from Princess Quarter, Swansea

SWANSEA CITY CENTRE

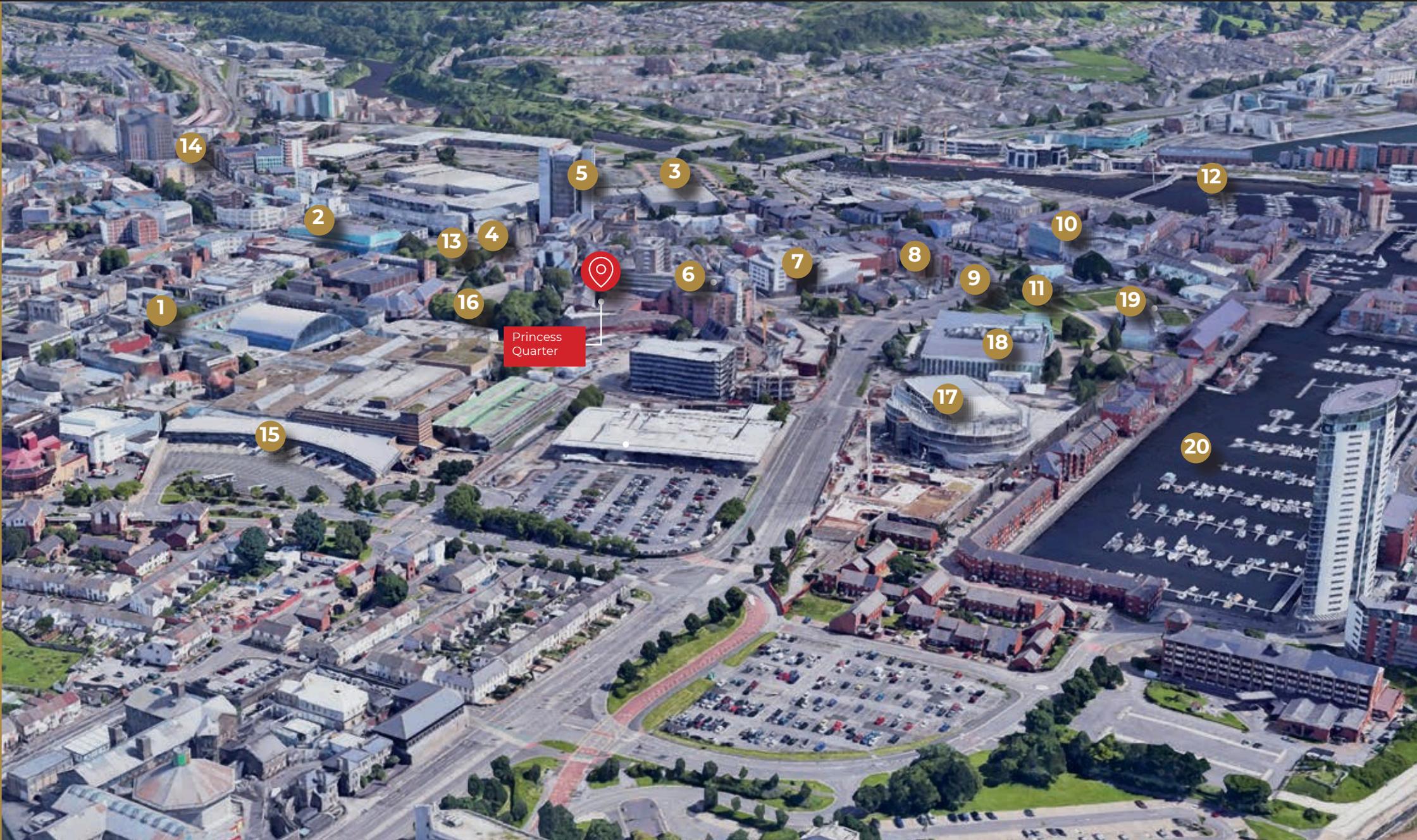
1. Oxford Street (Main Shopping Area)
2. New Central Library & Community Hub
3. Park Tawe

4. Swansea Castle
5. BT
6. Travelodge
7. Vue Cinema
8. Premier Inn

9. Museum Park
10. Morgans Hotel
11. Swansea Museum
12. River Tawe
13. Castle Square

14. Central Train Station
15. Central Bus Station
16. St Mary's Church
17. Copr Bae Arena
18. LC2

19. Waterfront Museum
20. Swansea Marina



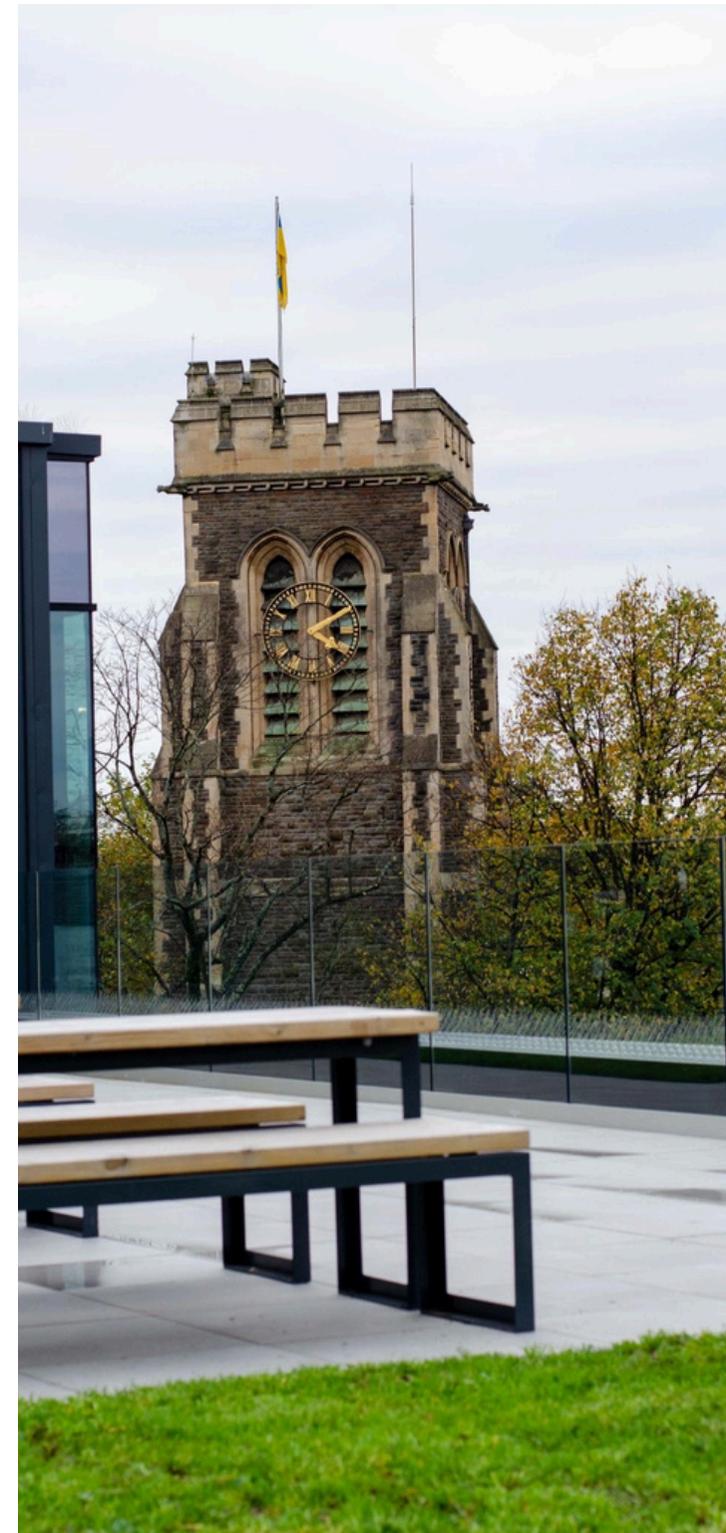
FLOORPLAN



FLOORPLAN - ROOFTOP



Rooftop terrace



SPECIFICATIONS



Luxury reception area
with communal
seating & concierge



24 hr security



Two lifts



Shower facilities



Green rooftop terrace
featuring communal
seating, outdoor
vending & coffee
machines



A low carbon EPC A
building with sustainable
and renewable features
to ensure tenants fulfil
their ESG commitments



Private and secure
changing facilities
ft. vanity units and
hair appliances



Secure bike stores



Air conditioning



Female, male and
accessible toilets
on all floors



Secure lockers
to each floor



Raised access floors

TERMS AND FLEXIBILITY

Flexible, all inclusive serviced office memberships, designed to adapt as your business evolves. Terms are available on a short or long term basis, with the ability to scale up or down as your requirements change.

AVAILABILITY

A range of private serviced offices from 1 person spaces to larger suites, designed to support future growth.

RENT

On application. Pricing is fully inclusive, offering complete cost certainty with no hidden extras. Monthly fees include:

- High speed WiFi
- Utilities, cleaning and maintenance
- Use of shared lounges, kitchens and breakout spaces
- Access to luxury meeting spaces and privacy pods
- Concierge service including mail handing and visitor management
- Secure 24/7 building access
- Member app and digital workspace management tool
- Exclusive access to networking & community events, as well as Collective by Kartay membership benefits

Computer generated images are for illustrative purposes only.
Internal and external specification and elevation treatments may be subject to alterations.



FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

Collective by Kartay

info@kartay.co.uk
08082808100

Glanmor Chartered Surveyors

info@glanmorproperty.co.uk
01792 439105

Agent's Important Notice

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other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 the agents may be required to establish the identity and source of funds of all parties to property transactions.

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 collectivebykartay.co.uk

 info@kartay.co.uk