



HODGE HOUSE



WELCOME



HODGE HOUSE WAS BUILT IN 1915 ON THE SITE OF CARDIFF'S ORIGINAL VICTORIAN TOWN HALL. THE RIBA ARCHITECT F.E.L. HARRIS WAS COMMISSIONED BY THE WELSH CO-OPERATIVE WHOLESALE SOCIETY TO DESIGN A NEW HQ AND DEPARTMENT STORE ON ST MARY STREET, CARDIFF.

THE SOCIETY WAS AN EARLY PIONEER IN DISTRIBUTING PROFIT AMONGST ITS THOUSANDS OF MEMBERS AND CREATING WORKING CONDITIONS FOR EMPLOYEES THAT WERE WIDELY ADOPTED THROUGHOUT MANY INDUSTRIES. THE EDWARDIAN NEO-CLASSICAL STYLE BUILDING EXTENSIVELY USED GRAND PORTLAND STONE, WITH ORNATE DETAILING ON THE FAÇADES AND BOASTS ONE OF THE FINEST CLOCK TOWERS IN THE UK.



HODGE HOUSE PROVIDES HIGH QUALITY OFFICE ACCOMODATION WITH AUTHENTIC CHARACTER FEATURES THAT HAVE BEEN BROUGHT BACK TO LIFE IN THE CLASSIC GRADE II LISTED BUILDING. DESIGNED TO MEET THE DEMANDS OF MODERN OFFICE OCCUPIERS, THE BUILDING OFFERS A SINGLE OFFICE ON THE FIRST FLOOR OF 3,078 SQ FT.

OCCUPIERS INCLUDING VEEZU, OGI, INTELLIGENT ULTRASOUND AND ARCADIS HAVE CHOSEN HODGE HOUSE TO BE THEIR CITY CENTRE HEADQUARTERS. DEDICATED CYCLE PARKING, SHOWERS AND CHANGING FACILITIES WITH CONCIERGE RECEPTION, COFFEE LOUNGE AND WIREDSCORE GOLD WiFi THROUGHOUT COMPLETE THE BUILDINGS IMPRESSIVE CREDENTIALS.





St Mary Street



HODGE HOUSE

1915



Ground floor reception





St Mary Street stairwell details





Façade details





THE FLOORS



Typical Floors



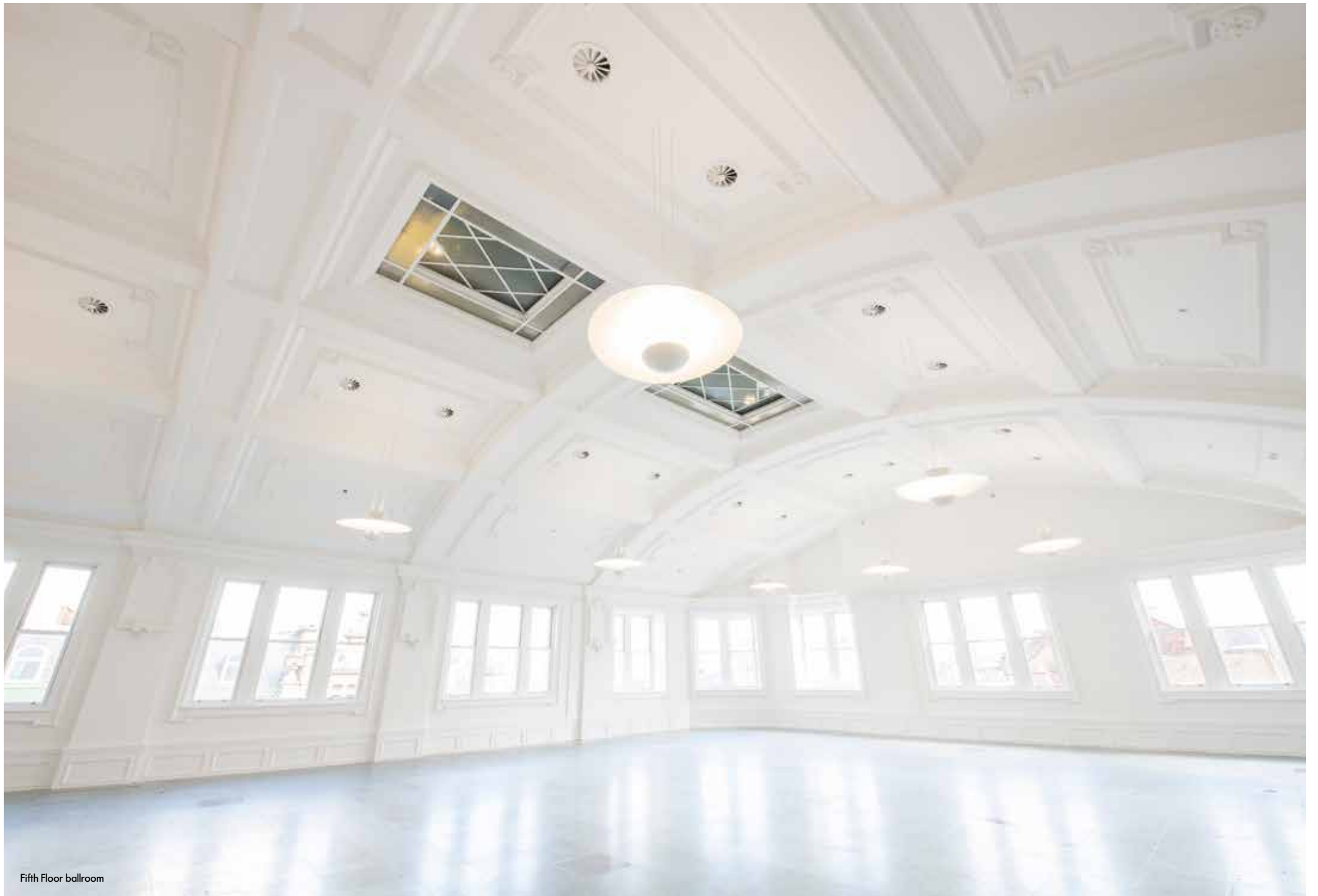
Typical Floors



Typical Floors



Typical Floors



Fifth Floor ballroom



Fifth Floor ballroom details



Typical Floors



Typical Floors



Typical Floors





Typical Floors





Typical Floors





Typical Floors

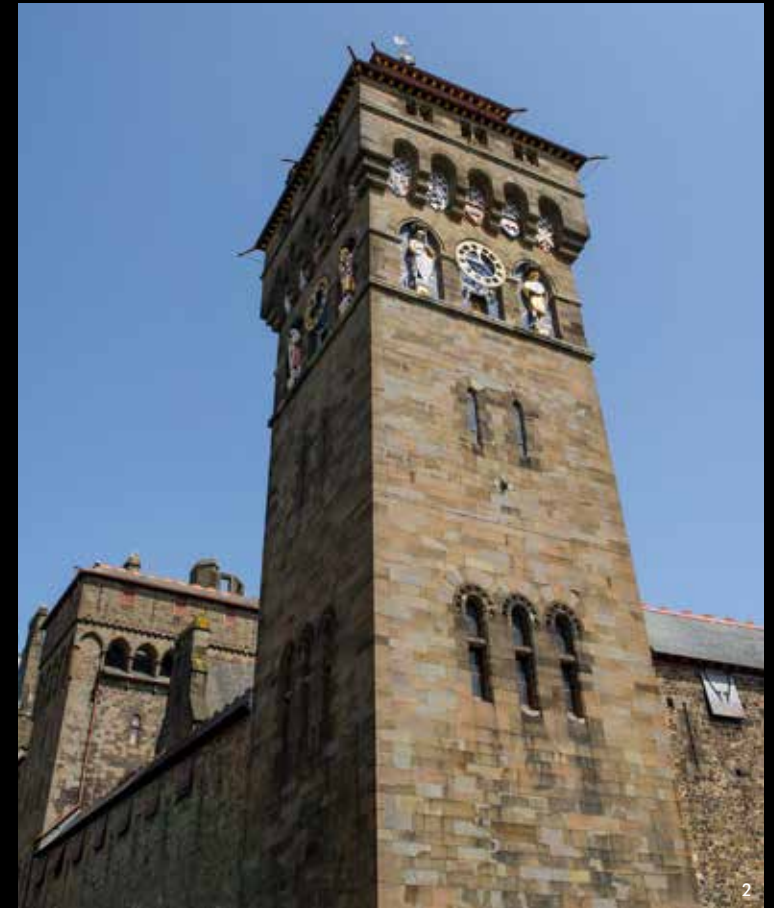




Cardiff is a modern, progressive and popular destination for tourists, with world-reknown sporting venues and expertly curated historical sites. Well over 20 million visitors a year travel to the city and experience a unique mix of truly world-class culture.

The city centre retail is varied and neatly contrasts contemporary shopping centres such as St David's Centre and the numerous and grand Victorian arcades of the Castle Quarter offering independent specialist shops, cafés, restaurants and bars. The Principality Stadium is the home of Welsh rugby and a world icon that hosts many other sporting and musical events.

BBC Wales impressive headquarters in nearby Central Square is one of many media related new developments that include studios at Roath Lock and Pinewood Wales.



- 1 Royal Welsh College of Music & Drama
- 2 Cardiff Castle
- 3 Friary Gardens
- 4 Cardiff City Hall
- 5 Principality Stadium





- 1 Hayes Place
- 2 Tredegar Street
- 3 Cardiff Station
- 4 St David's Centre



1



2



3



4



5



6

- 1 Duke Street Arcade
- 2 Castle Arcade
- 3 Wyndham Arcade
- 4 Castle Arcade
- 5 Castle Arcade
- 6 Wyndham Arcade



1



4



7



5



8



2



3



6



9

- 1 Cardiff Market
- 2 Morgan Arcade
- 3 Royal Arcade
- 4 Mill Lane
- 5 St Mary Street
- 6 Castle Street
- 7 Morgan Arcade
- 8 Royal Arcade
- 9 Cardiff Market





1



2



1

5



3



4



6



7

- 1 Castle Arcade
- 2 Cardiff City Hall
- 3 Wyndham Arcade
- 4 Castle Arcade
- 5 Central Square
- 6 Morgan Arcade
- 7 Royal Arcade



- 1 BT
- 2 BBC
- 3 Central Square
- 4 Principality Stadium
- 5 Royal Arcade
- 6 Cardiff Market
- 7 Cardiff Central Station
- 8 Castle Arcade
- 9 High Street Arcade
- 10 Duke Street Arcade
- 11 Wyndham Arcade

SUPERB CONNECTIONS



TO THE AIRPORTS

Cardiff		38 mins
Bristol	1 hour	13 mins
Birmingham	2 hours	4 mins
Heathrow	2 hours	17 mins
Gatwick	2 hours	51 mins

*All Times from Hodge House



ON THE ROAD

London	2 hours	58 mins
Birmingham	2 hours	15 mins
Manchester	3 hours	48 mins
Reading	1 hour	58 mins
Bristol		54 mins
Southampton	2 hours	29 mins
Leeds	3 hours	59 mins
Exeter	2 hours	4 mins

*All Times from Hodge House



ON THE TRACKS

London	2 hours	6 mins
Birmingham	2 hours	
Manchester	3 hours	8 mins
Reading	1 hour	36 mins
Bristol		48 mins
Southampton	2 hours	34 mins
Leeds	4 hours	4 mins
Exeter	2 hours	10 mins

*All Times from Cardiff Central Station

Cardiff Central Station provides frequent and rapid national transport links to major destinations such as London, Bristol, Manchester, Birmingham and Swansea.

The Great Western Line Upgrade to the network in 2020 further improved travel times with the journey time to London reduced to under 2 hours.

The international airports at both Cardiff and Bristol are nearby, with Heathrow Airport to the West of London just over 2 hours away.

Cardiff efficiently connects with the wider motorway network and the removal of tolls on the Severn Bridge to the east of the city, creating seamless travel via the M4 to all UK destinations.



THE FLOORS

HODGE HOUSE AREA SCHEDULE



ST MARY STREET

SIXTH FLOOR		FULLY LET
FIFTH FLOOR		FULLY LET
FOURTH FLOOR	SUITE A, B, D SUITE C	LET UNDER OFFER
THIRD FLOOR		FULLY LET
SECOND FLOOR	SUITE A, B	UNDER OFFER
FIRST FLOOR	SUITE A, C SUITE B	UNDER OFFER AVAILABLE 3.078 SQ FT / 286 SQ M
GROUND FLOOR		FULLY LET COFFEE LOUNGE
BASEMENT		SHOWER, CHANGING, STUDIO, GET READY & DRYING ROOM

FIRST FLOOR AREA B – 3,078 SQ FT / 286 SQ M (NIA's)



SPECIFICATION & AMENITIES



Flexible office space from 3,000 sq ft.

Impressive new reception/atrium area, with communal seating and agile work areas.

Fast & easy telecoms connectivity via a Blown Fibre system.

5m planning grid.

Three new 13 x person passenger lifts.

Office area small power: 25-35 W/m².

Office lighting levels: 300-500 lux.

Female, male and accessible toilets on all floors.

24 hour security.

Basement multi-purpose studio – yoga/pilates/get ready room/studio adjacent to changing rooms.



88 secure covered cycle spaces.

Air conditioned offices – three pipe systems with high level fan coil units based on 100 W/m².

1.8 occupation density.

Situated in the heart of the city centre

Exposed Cat A services.

Male & female changing facilities.

10 showers (Five female, five male), plus one gender neutral accessible shower.

EPC Rating – B.

WiredScore Gold certified

40 on-site secure car spaces.



GET IN TOUCH

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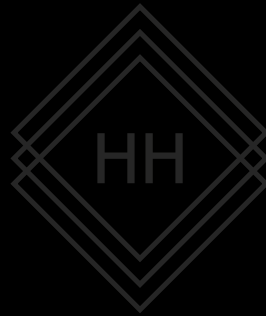
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DEVELOPED AND OWNED BY





HODGE HOUSE

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July 2024