



HODGE HOUSE

114-116 ST. MARY STREET, CARDIFF

CARDIFF'S MOST PRESTIGIOUS OFFICE ADDRESS

FINAL SUITE REMAINING - 3,679 SQ FT



St Mary Street

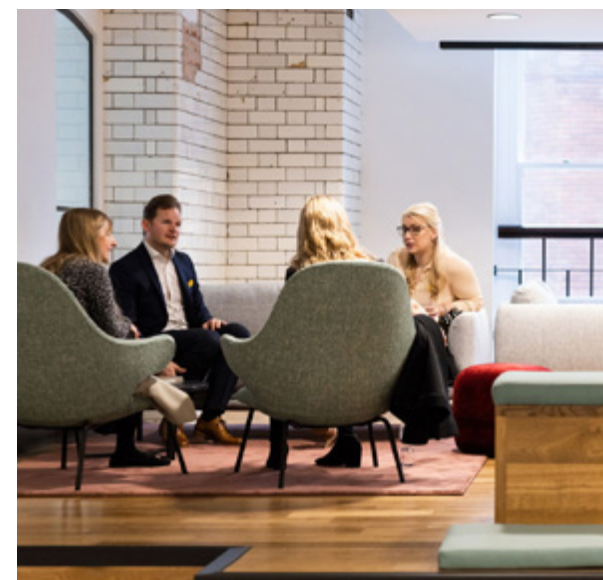
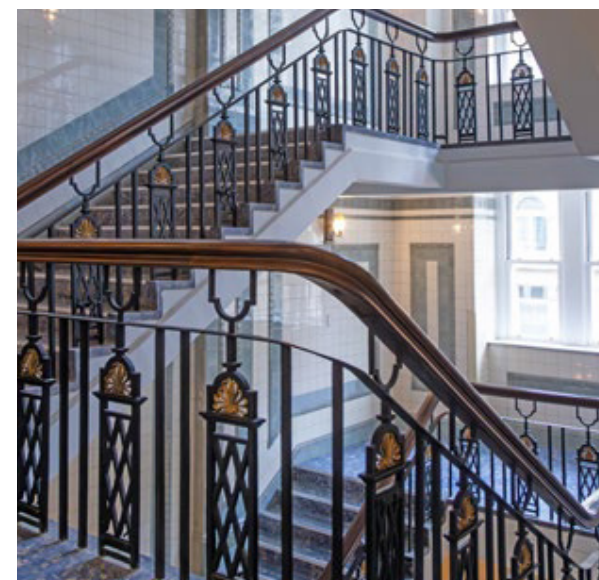


WELCOME TO HODGE HOUSE

One of Cardiff's most recognisable office buildings, offering high-quality workspace in a prime city centre location.

Extensively refurbished to provide an outstanding occupier experience, the building benefits from a welcoming new reception, impressive atrium, wellness facilities, cycle hub, showers and a range of occupier amenities. Together, these features create a modern, wellbeing-focused working environment within a landmark Grade II Listed setting.

The available 6th floor suite presents a rare opportunity to occupy space within one of Cardiff's premier business destinations.



SPECIFICATION & AMENITIES

- 

Impressive reception & atrium
- 

Tenants Lounge and coffee bar
- 

Dual entrances
- 

Three new 13 x person passenger lifts
- 

24 hour security
- 

Fast & easy telecoms connectivity via a Blown Fibre system
- 

EPC Rating – B
- 

WiredScore Gold certified
- 

Female, male and accessible WC's on all floors
- 

Exposed Cat A services
- 

1.8 occupation density
- 

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

Office area small power: 25-35 W/m2
- 

Office lighting levels: 300-500 lux
- 

5m planning grid
- 

Basement multi-purpose studio – yoga/pilates/PT
- 

Get ready room/studio adjacent to changing rooms
- 

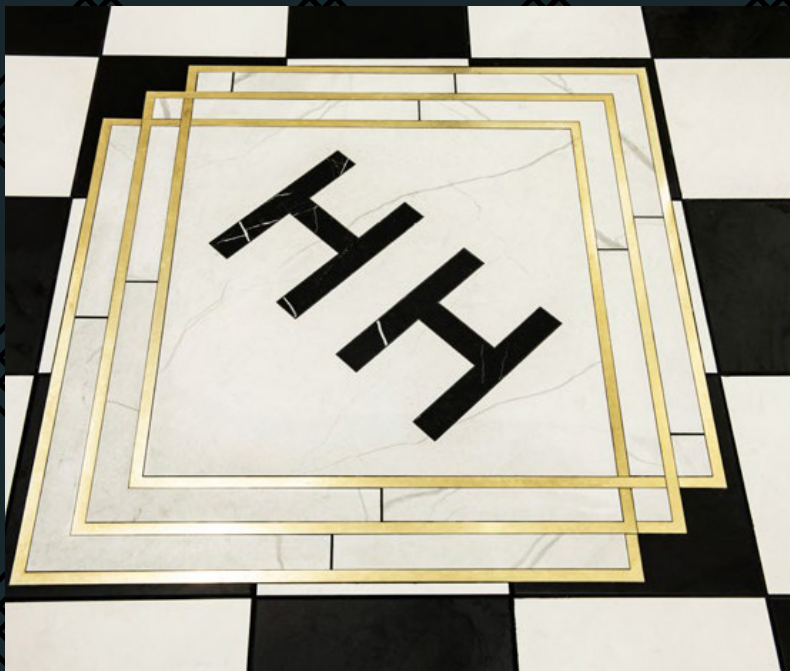
88 secure covered cycle spaces
- 

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

Male & female changing facilities & lockers
- 

Dedicated drying room for wet sports clothes and equipment
- 

57 on-site secure car spaces



FOOD & DRINK

- 01 FLIGHT CLUB
- 02 BOSCO
- 03 PASTURE
- 04 SIX BY NICO
- 05 LUDO'S
- 06 BOTANIST

COFFEE & GRAB-AND-GO

- 07 PRET A MANGER
- 08 COFFEE BARKER
- 09 HONEST BURGER
- 10 FAT HIPPO

RETAIL & CONVENIENCE

- 11 SAINSBURY'S LOCAL
- 12 CARDIFF MARKET
- 13 MORGAN ARCADE

HOTELS

- 14 CARDIFF MARRIOTT HOTEL
- 15 THE PARKGATE HOTEL
- 16 PREMIER INN
- 17 CLAYTON HOTEL

LEISURE & CITY ATTRACTIONS

- 18 PRINCIPALITY STADIUM

TRANSPORT

- 19 CARDIFF CENTRAL STATION
- 20 BUS INTERCHANGE

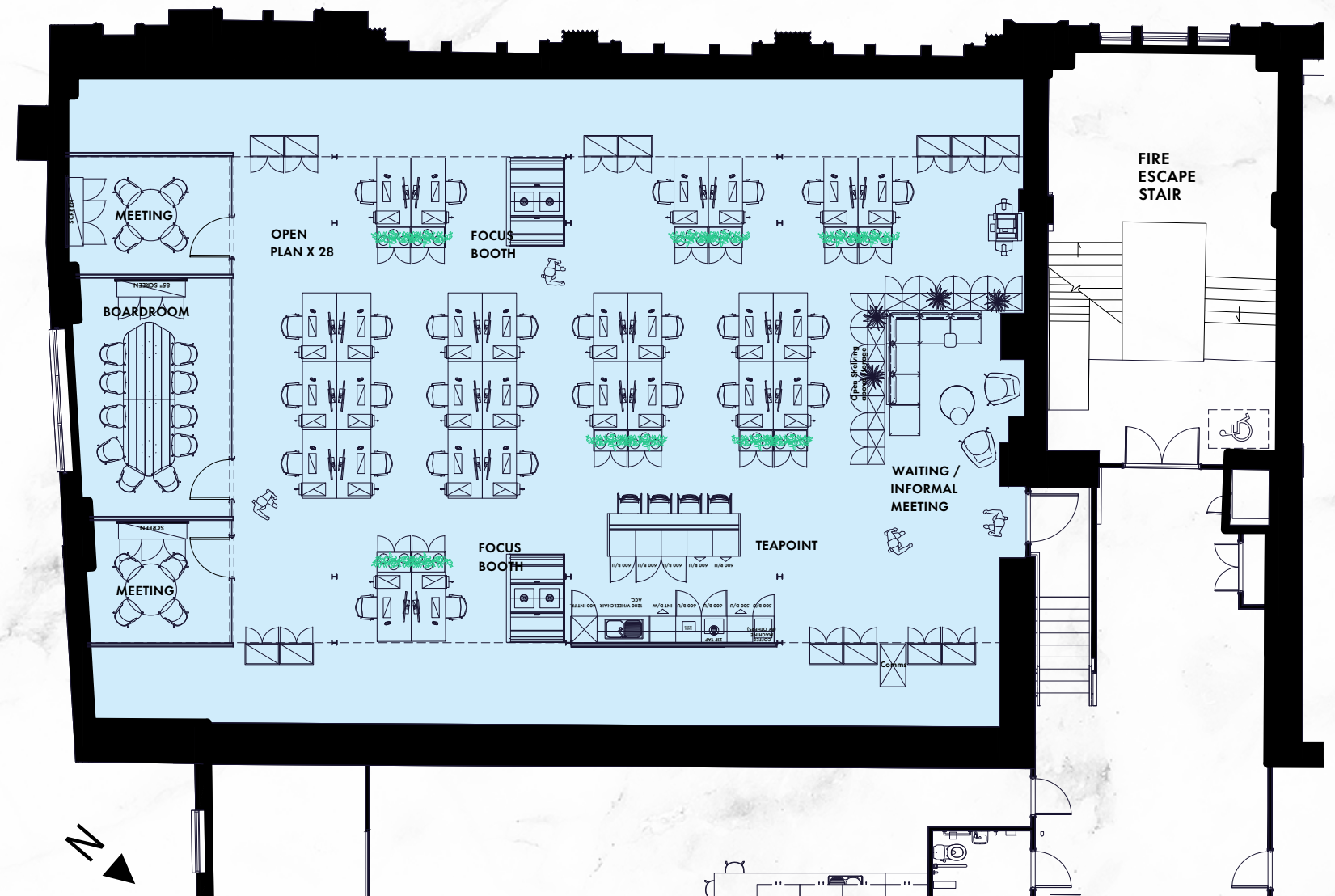




6TH FLOOR PROPOSED SUITE LAYOUT

SUITE 6C 3,679 sq ft 343.02 m²

The 6th floor Loft Suite offers a unique opportunity for occupiers seeking space in Cardiff most sought after address. Completed to Cat A specification the suite is ready for fitting out and extends to 3,679 sq ft offering options to create a bespoke layout for circa 30 staff.



Approximate Net Internal Area in accordance with RICS Code of Measuring Practice.



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OWNED BY

SevenCitiesLdn

SERVICE CHARGE

The incoming Tenant will be responsible for a fair proportion of the building service charge based on the floor area occupied.

BUSINESS RATES

The Tenant is responsible for business rates and interested parties are to make their own enquiries via Cardiff Council Rates Department.

TERMS

The offices are available to let on a new effective FRI lease with a building service charge. Please contact the agents for further details, rent and to arrange an inspection.

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