

TO LET

REFURBISHED OFFICES 6,187 SQ FT (574.8 SQ M) WITH 4 PARKING SPACES

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



Fletcher Morgan

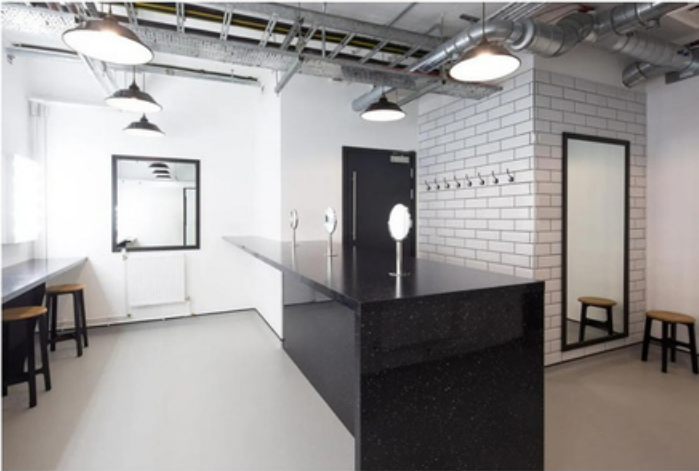
Part 5th Floor, Hodge House, Cardiff CF10 1DY



Occupiers Lounge



Full Height Atrium



'Get Ready' Room



The Coffee Bar





Location

Hodge House is situated in the heart of the city centre amongst vibrant and diverse shops, bars and restaurants and directly opposite the Principality Stadium.

The building is within easy reach of all the city centre amenities and only a five minute walk from Central Square and Cardiff's Transport Hub – Central Railway Station and Bus Interchange.

Description

Hodge House is one of Cardiff's most sought after office buildings which offers high quality, extensively refurbished workspace across 6 upper floors within a Grade II listed building.

The building benefits from a host of occupier amenities including a welcoming concierge reception, impressive atrium, fitness suite, drying cabinets and cycle storage, 'get ready' room, showers & changing facilities and occupier coffee lounge. Together, these features create a modern, well appointed and amenity rich, work environment. The available space is on the 5th Floor and comprises:

- Exposed Cat A services
- LED Lighting
- Air Conditioning – three pipe system
- Raised Access Flooring
- 1:8 sq m occupational density
- Three 13 x person passenger lifts
- Telecoms connectivity via Blown Fibre system
- 24hr Security • Wired Score Gold

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Fifth Floor Suite 6,187 sq ft | 574.8 sq m

Rates

The tenant is responsible for the payment of business rates.

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The suite can be made available on a new Effective Full Repairing and Insuring (FRI) lease for a term to be determined.

Rent

On application

Service Charge

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

Energy Performance Certificate

A24

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Car Parking

There is 4 space available with the 5th floor suite.

What3Words

[pens.shut.beats](#)



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Matthew Jones | John James

029 2034 7054 | 029 2034 7050

07968 769325 | 07973 121295

[/MatthewJones](#) | [/JohnJames](#)

matthew.jones@fletchermorgan.co.uk
john.james@fletchermorgan.co.uk



**Fletcher
Morgan**