



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 HEADQUARTERS AND DEPARTMENT STORE IN 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 WILL PROVIDE 110,000 SQ FT OF HIGH QUALITY OFFICE ACCOMODATION AND AUTHENTIC CHARACTER FEATURES 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 FLOOR PLATES UP TO 19,214 SQ FT. DEDICATED CYCLE PARKING, SHOWERS AND CHANGING FACILITIES WITH CONCIERGE RECEPTION AND WIFI THROUGHOUT COMPLETE THE BUILDINGS IMPRESSIVE CREDENTIALS.

HODGE HOUSE  
1915

HH





HODGE HOUSE  
1915









THE FLOORS

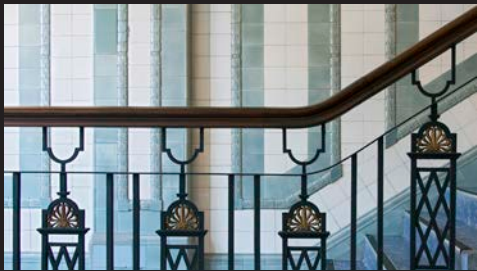
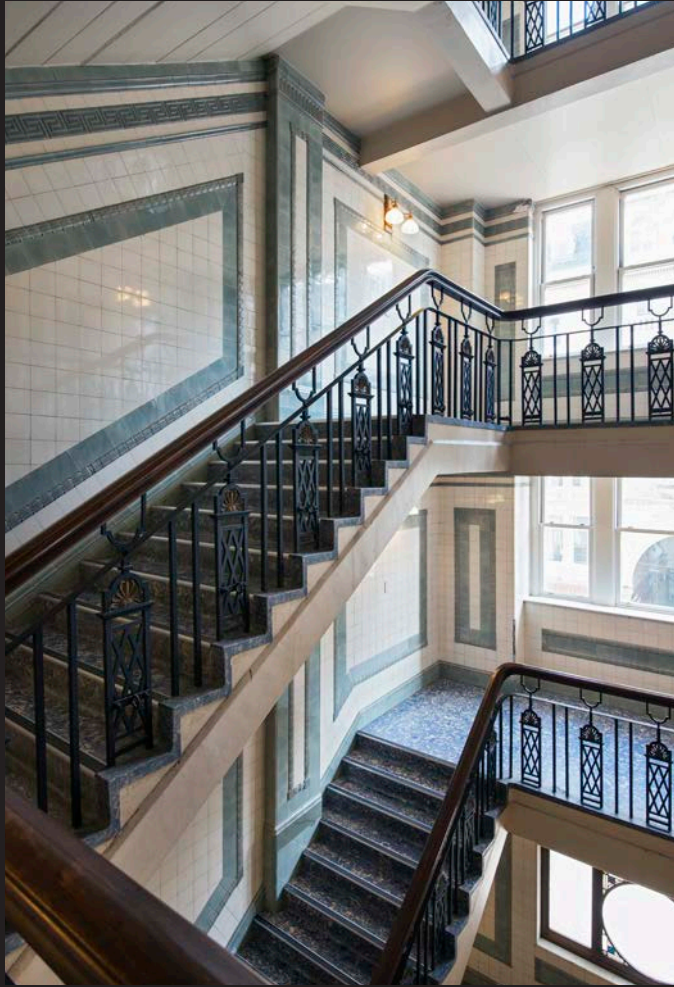








THE LINEAGE





THE CITY

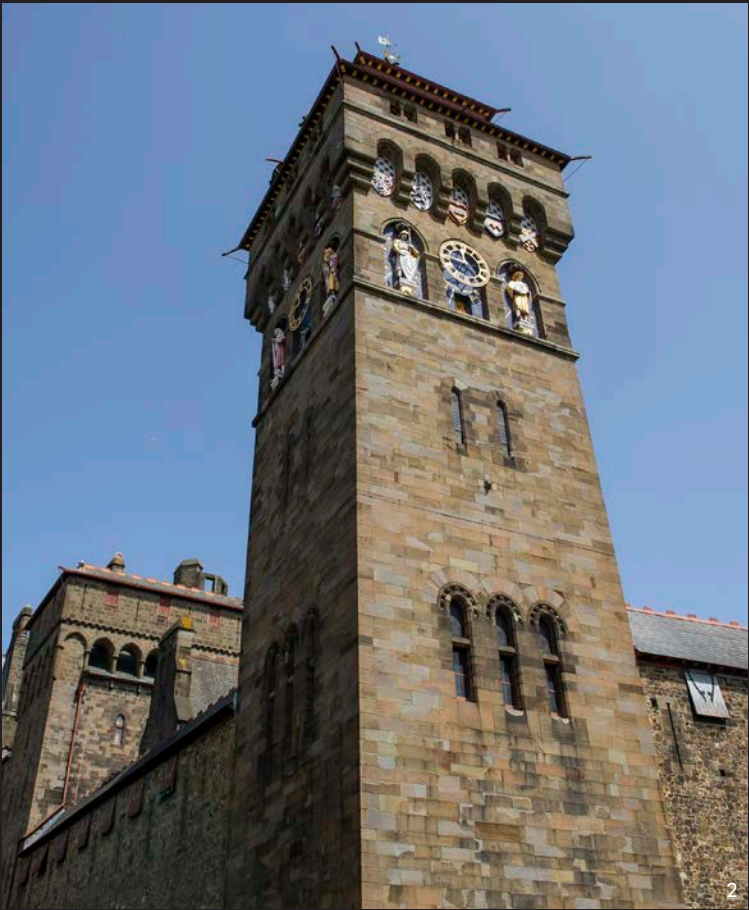




Cardiff is a modern, progressive and popular destination for tourists with world-reknown sporting venues and expertly curated historical sites. Well over 20 million visitors a year travel to the city and experience a unique mix of truly world-class culture.

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 Tregear 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 Central Square



1



1

5



2



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

# CARDIFF CENTRAL NEIGHBOURS



- 1 BT
- 2 BBC
- 3 Bute Park
- 4 Cineworld
- 5 John Lewis
- 6 Central Square
- 7 Principality Stadium
- 8 Cardiff Castle
- 9 Blake Morgan
- 10 Royal Arcade
- 11 Cardiff Market
- 12 Principality Building Society
- 13 Motorpoint Arena
- 14 St David's Shopping Centre
- 15 St David's Hall
- 16 Queens Arcade
- 17 Cardiff Central Station
- 18 Admiral Insurance
- 19 Hugh James/University of Journalism
- 20 Castle Arcade
- 21 High Street Arcade
- 22 Duke Street Arcade
- 23 Morgan Arcade
- 24 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

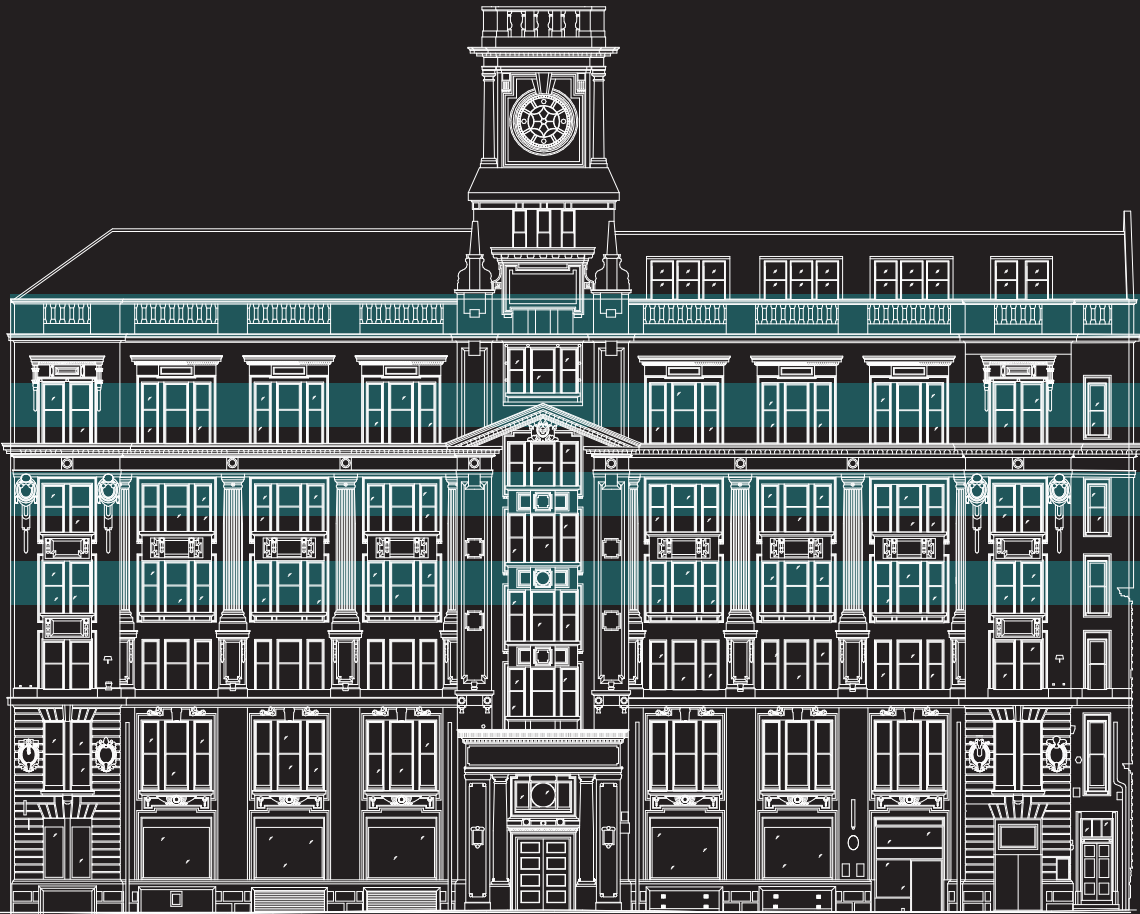
\*All Times from Cardiff Central Station

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 will further improve 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

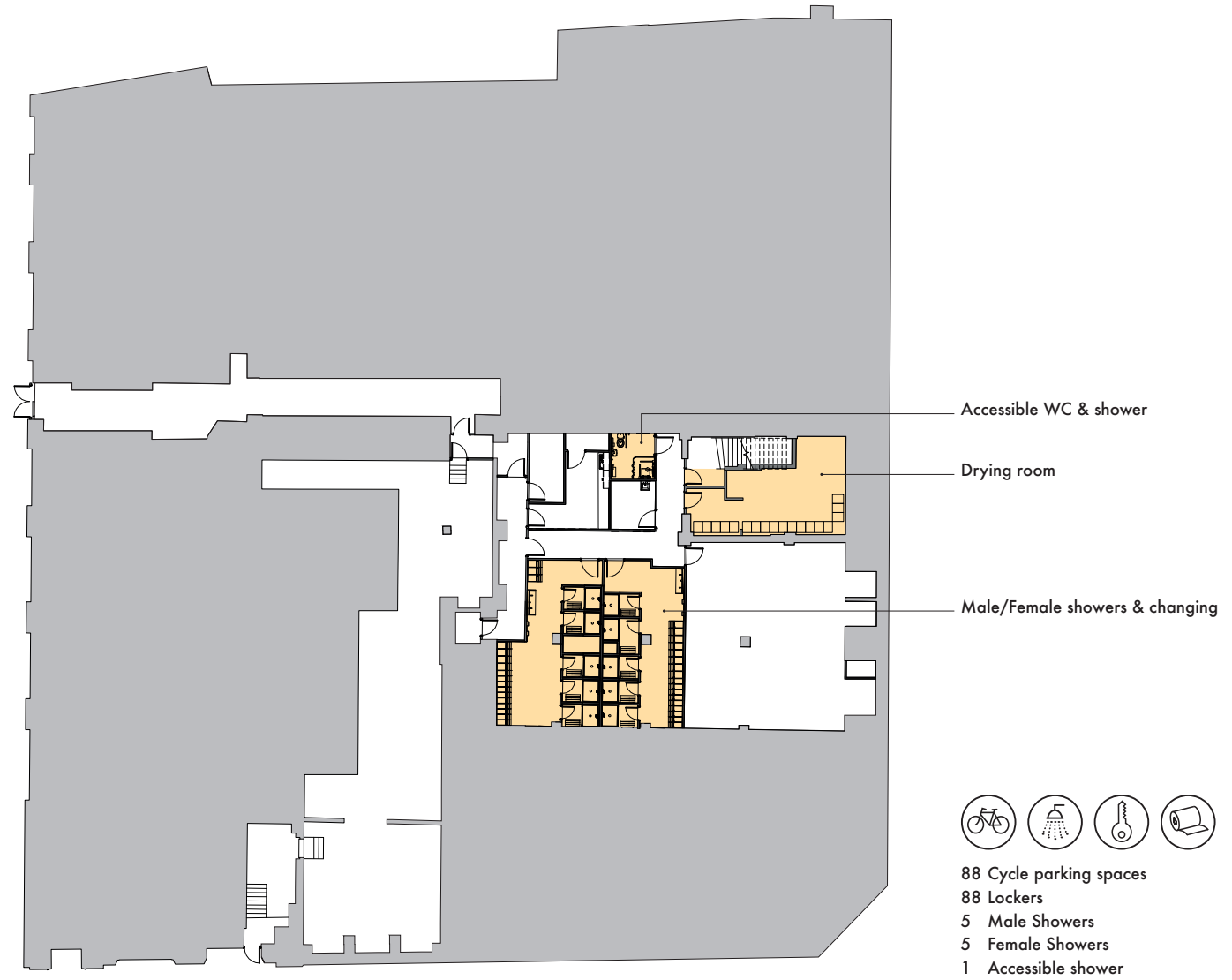
# HODGE HOUSE AREA SCHEDULE



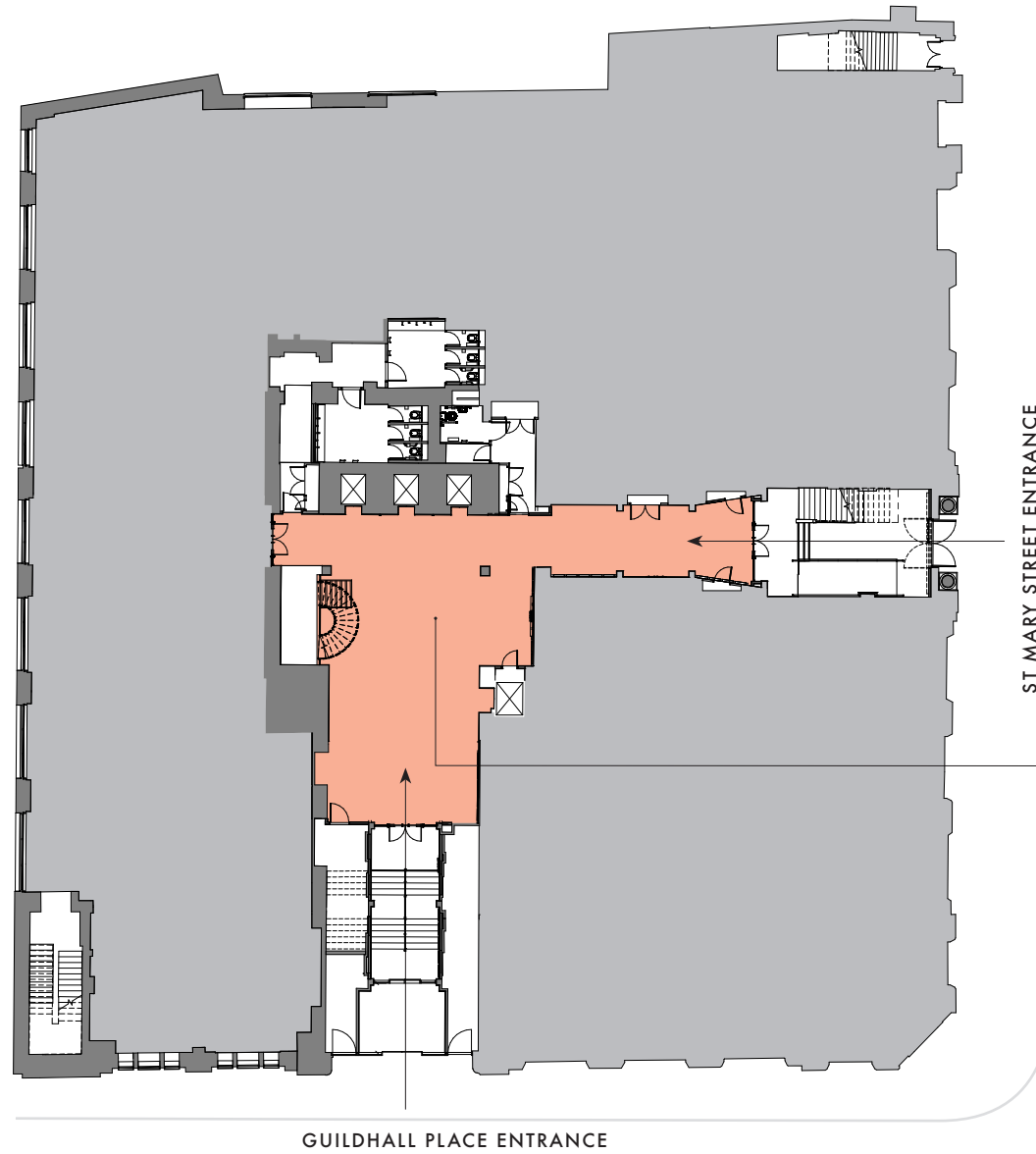
ST MARY STREET

6TH FLOOR	12,841 SQ FT / 1,193 SQ M
5TH FLOOR	16,576 SQ FT / 1,543 SQ M
4TH FLOOR	19,214 SQ FT / 1,785 SQ M
3TH FLOOR	18,977 SQ FT / 1,763 SQ M
2ND FLOOR	LET
1ST FLOOR	LET
GROUND FLOOR	LET
BASEMENT	SHOWER, CHANGING, GET READY
<b>TOTAL</b>	<b>67,608 SQ FT / 6,284 SQ M</b>

# THE BASEMENT



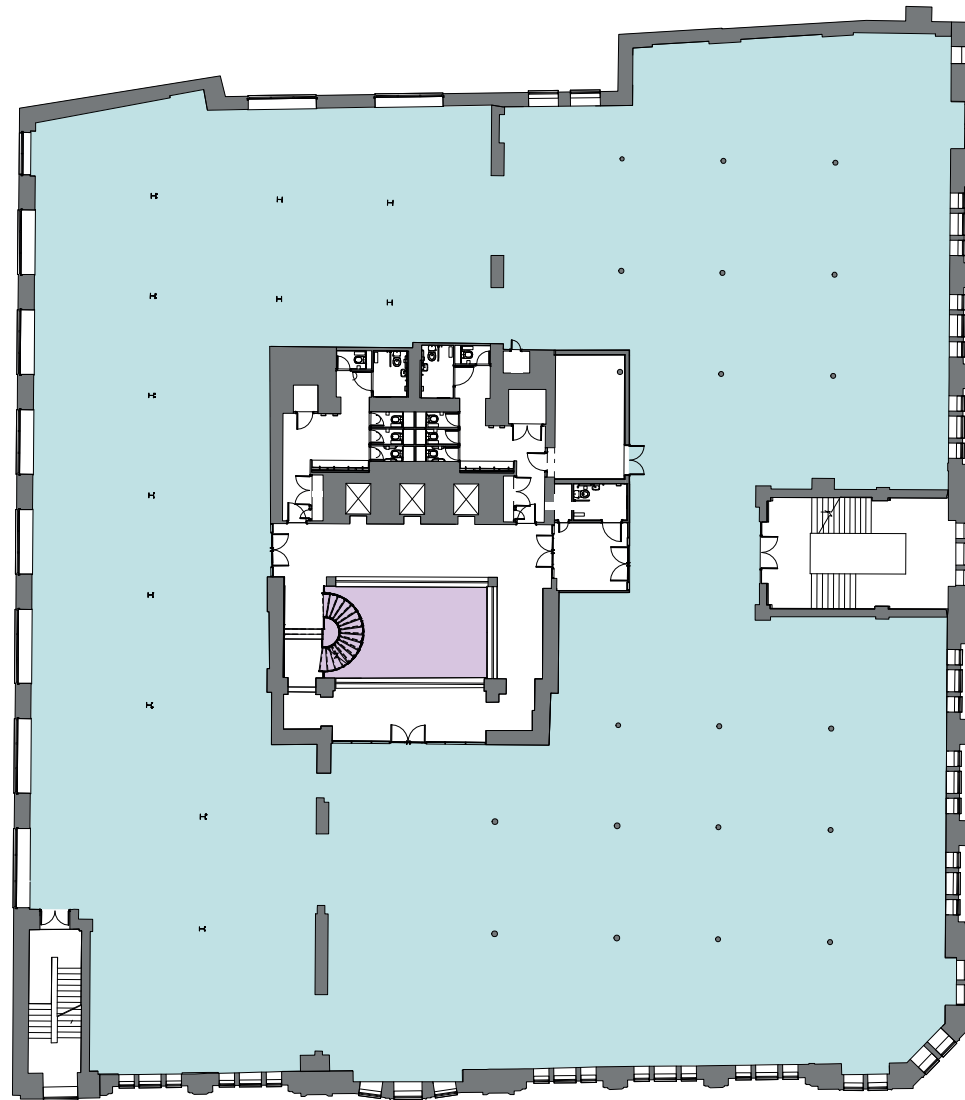
# GROUND FLOOR



Reception hall & atrium

- 3 Male WCs
- 3 Female WCs
- 1 Accessible WC

# THIRD FLOOR 1,763 SQ M – 18,977 SQ FT

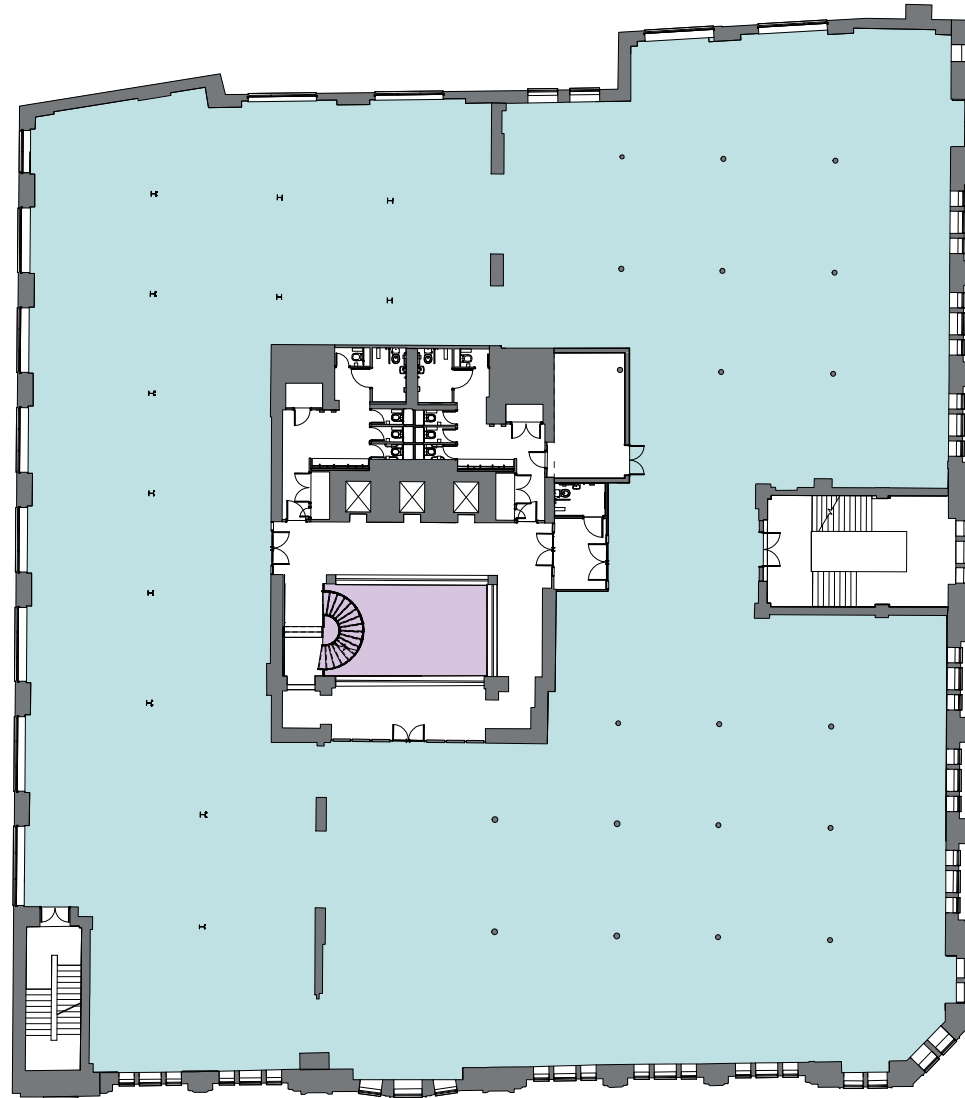


ST MARY STREET

GUILDHALL PLACE

- 5 Male WCs
- 5 Female WCs
- 1 Accessible WC

**FOURTH FLOOR 1,785 SQ M – 19,214 SQ FT**

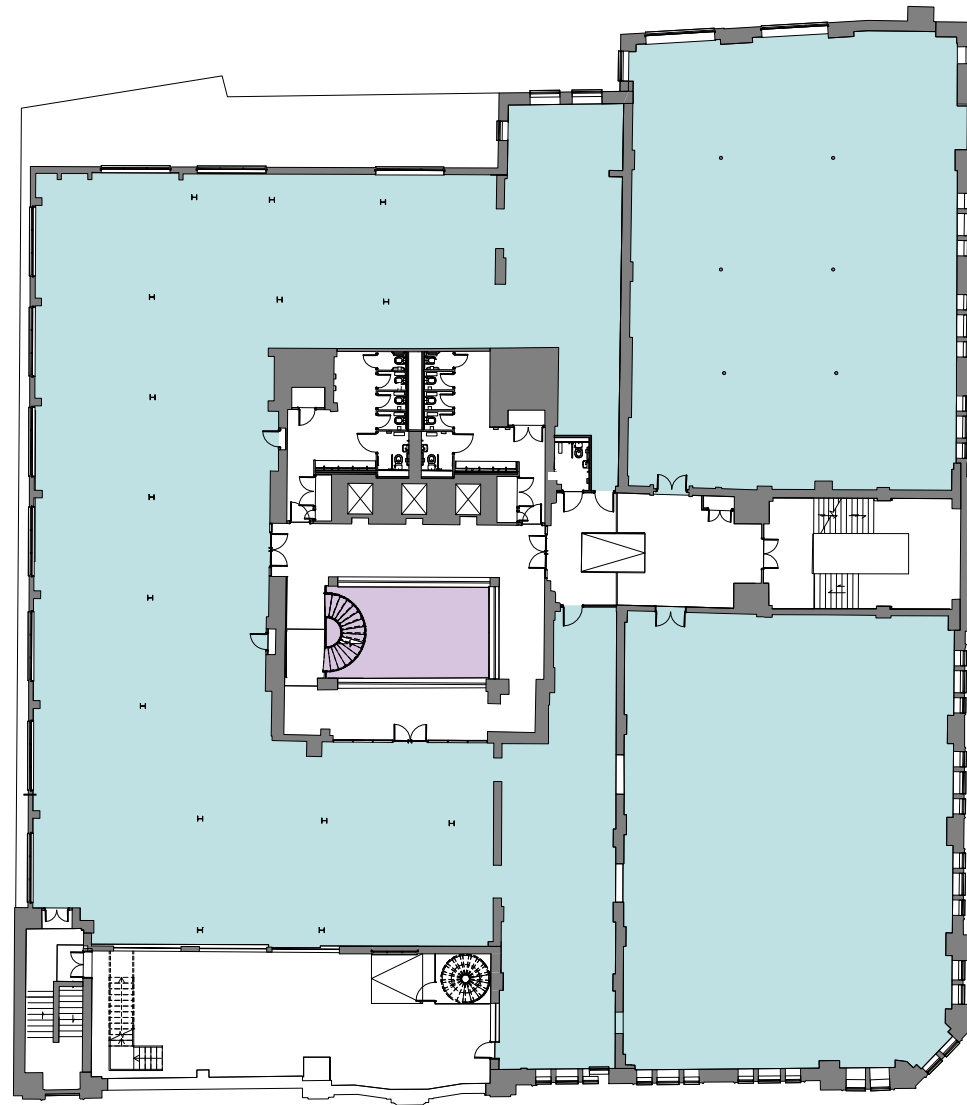


ST MARY STREET

- 5 Male WCs
- 5 Female WCs
- 1 Accessible WC

GUILDHALL PLACE

**FIFTH FLOOR 1,543 SQ M – 16,576 SQ FT**



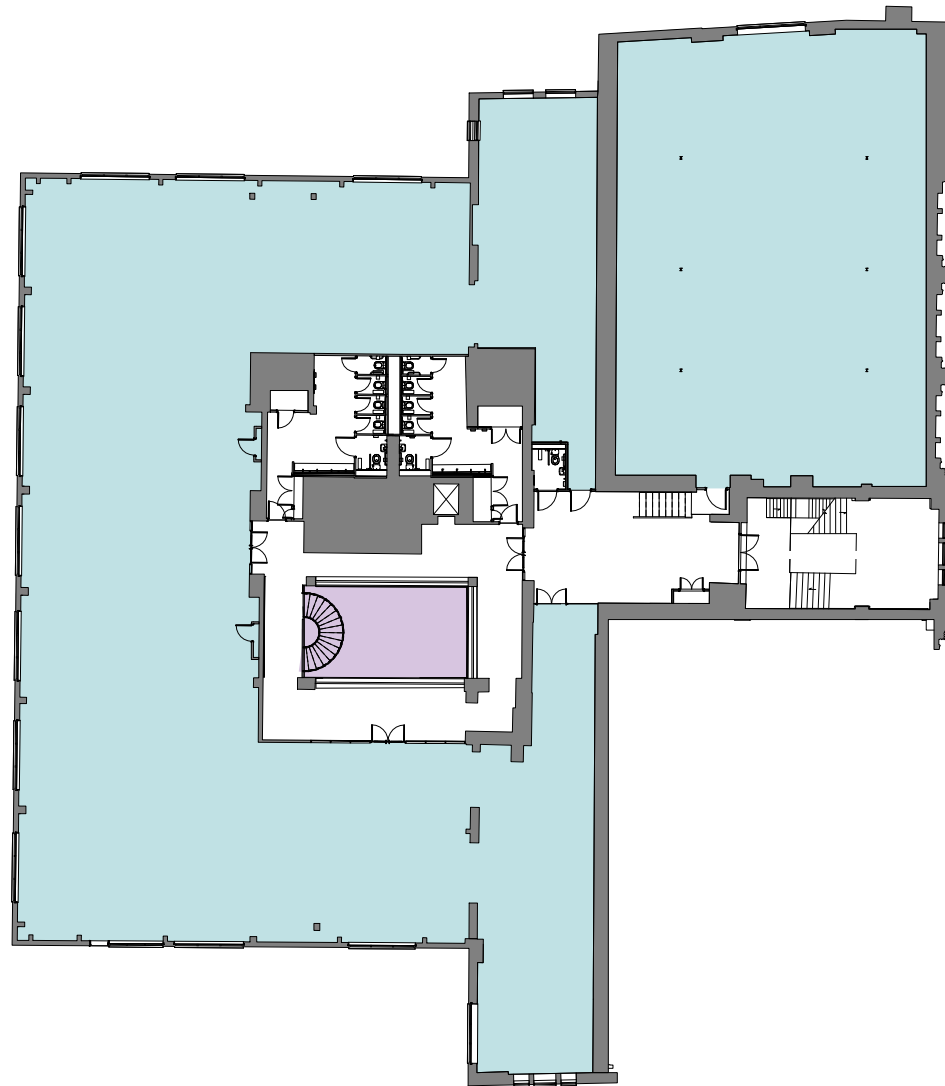
ST MARY STREET

GUILDHALL PLACE

- 5 Male WCs
- 5 Female WCs
- 1 Accessible WC



# SIXTH FLOOR 1,193 SQ M – 12,841 SQ FT



ST MARY STREET

- 5 Male WCs
- 5 Female WCs
- 1 Accessible WC

GUILDHALL PLACE

# SPECIFICATION & AMENITIES



Large flexible floor plates up to 19,214 sq ft.

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

.....  
Diverse incoming routes for data.



5m planning grid.

Three new 13 x person passenger lifts.

.....  
Office area small power: 25-35 W/m<sup>2</sup>.



Office lighting levels: 300-500 lux.

Raised access floors (3, 4 & 5 floors)/trunking (6th floor).

.....  
Female, male and accessible toilets on all floors.



24 hour security.

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



88 secure cycle spaces.

Air conditioned offices – three pipe systems with high level fan coil units based on 100 W/m<sup>2</sup>.

.....  
1.8 occupation density.



Open terrace amenity on the 5th floor.

Exposed Cat A services installation.

.....  
Sainsbury's convenience store on ground floor.



Male & female changing facilities.

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

.....  
Target EPC – C.



40 on site secure car spaces.

## GET IN TOUCH

### AGENTS



MATT PHILLIPS  
MATT.PHILLIPS@KNIGHTFRANK.COM  
+44 29 2044 0122

---

3 ASSEMBLY SQUARE, BRITANNIA QUAY  
CARDIFF CF10 4PL

---

KNIGHTFRANK.COM

The logo for Fletcher Morgan, consisting of two stacked grey rectangular boxes. The top box contains the word "Fletcher" and the bottom box contains the word "Morgan", both in white, bold, sans-serif font.

JOHN JAMES  
JOHN.JAMES@FLETCHERMORGAN.CO.UK  
+44 29 2037 8921

---

25 PARK PLACE  
CARDIFF CF10 3BA

---

FLETCHERMORGAN.CO.UK

### DEVELOPED AND OWNED BY



