

SOO

INSPIRING

NOW REFURBISHED

**OFFICES TO LET 1,092 - 33,017 SQ FT
FLEXIBLE & REFURBISHED SPACE IN CARDIFF'S PRIME BUSINESS LOCATION**

SO REMODELLED

SOUTH GATE HOUSE ◦ WOOD STREET ◦ CARDIFF ◦ CF10 1EW

South Gate House is a **13-storey landmark office building** in the heart of Cardiff city centre. The building benefits from ground floor retail accommodation and flexible office suites on the upper floors **capable of subdivision from 1,500 sq ft.**

NEW GLAZED ENTRANCE AND COFFEE SHOP



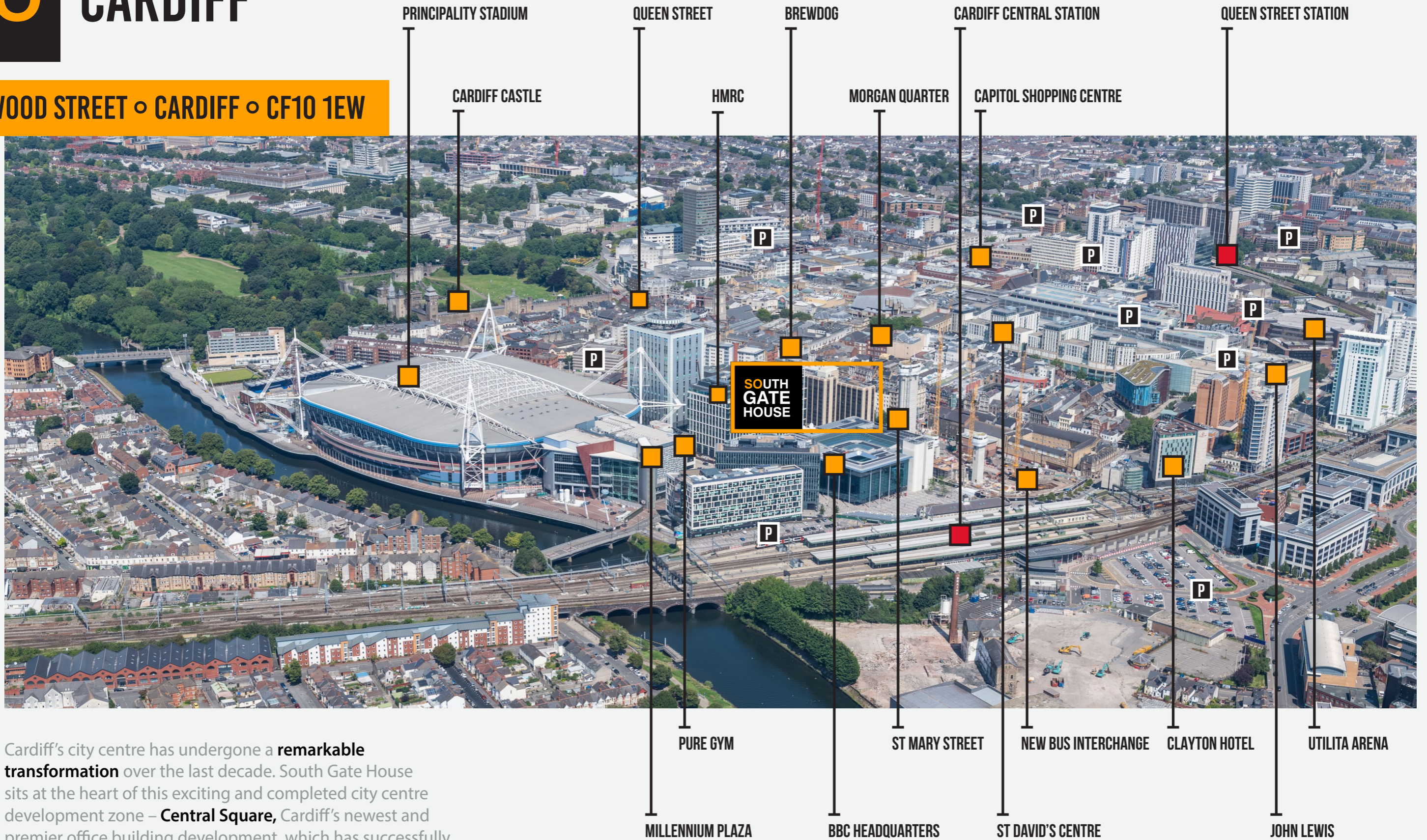


NEWLY REFURBISHED RECEPTION AND LIFT LOBBY

The extended South Gate House reception provides a new entrance from **Central Square**, leading on to a **completely remodelled reception** area providing concierge services, direct link into the new coffee shop and controlled access to the lift lobby.

SO CARDIFF

WOOD STREET ◦ CARDIFF ◦ CF10 1EW



Cardiff's city centre has undergone a **remarkable transformation** over the last decade. South Gate House sits at the heart of this exciting and completed city centre development zone – **Central Square**, Cardiff's newest and premier office building development, which has successfully attracted the new BBC Wales HQ and HMRC.



CARDIFF CENTRAL

CARDIFF QUEEN ST >> 3 MINS

CARDIFF BAY >> 10 MINS

BRISTOL TEMPLE MEADS >> 36 MINS

LONDON PADDINGTON >> 1 HR 40 MINS

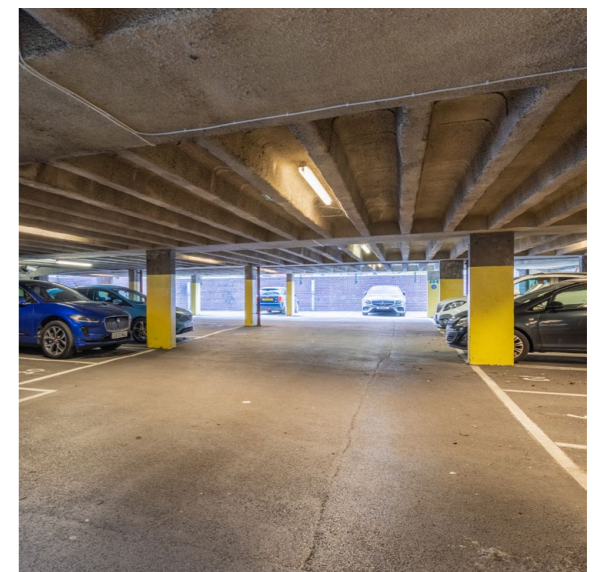
MANCHESTER >> 3 HRS 20 MINS



The building is adjacent to the Principality Stadium, **opposite the main central railway station and new bus interchange** providing superb access to public transport facilities. There is parking provided within the **South Gate House car park** and the city is investing in upgraded routes through the city centre for cyclists.



SUPERBLY CONNECTED FOR ALL MODES OF TRAVEL



SO CENTRAL

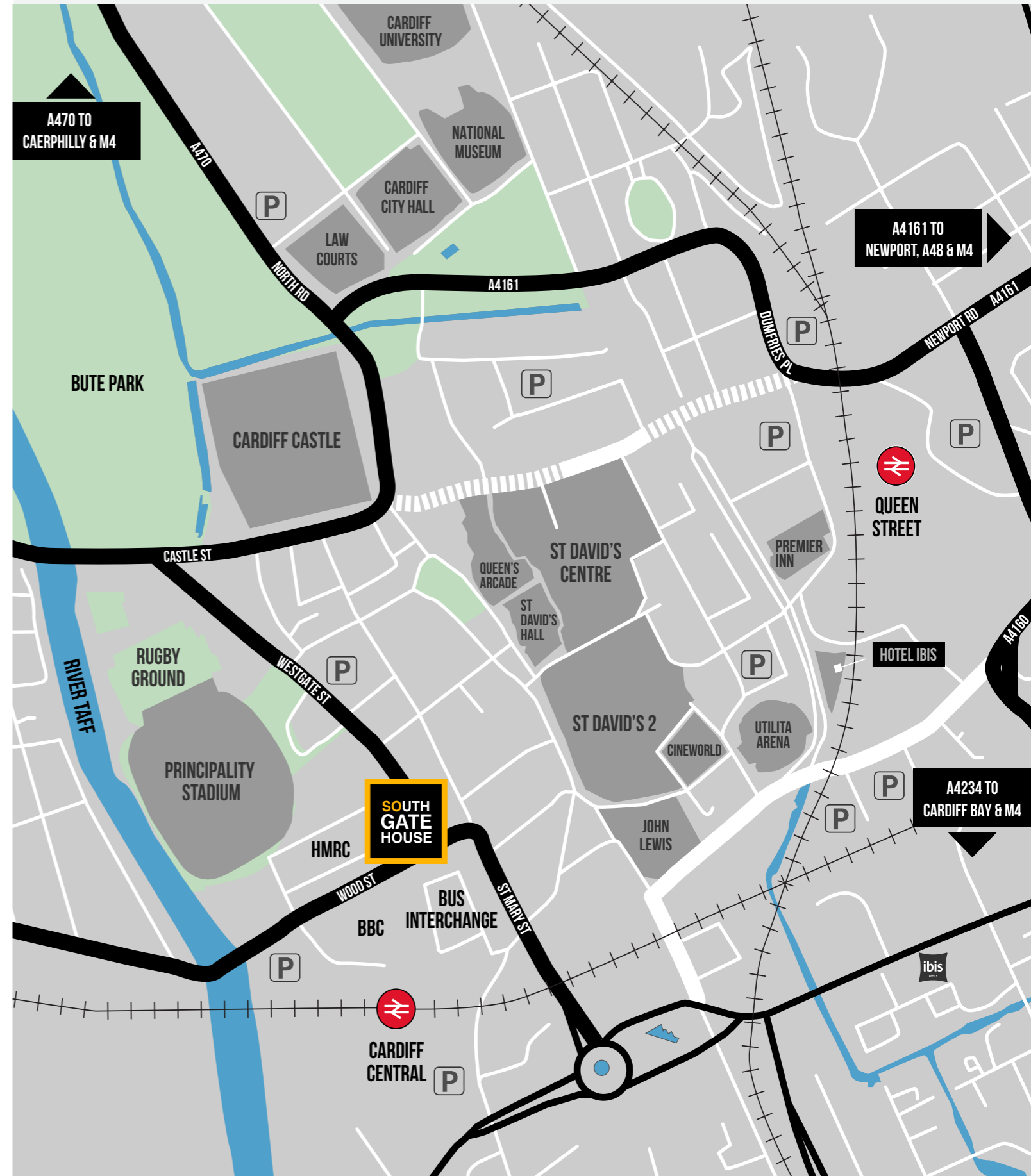
South Gate House is situated adjacent to Central Square, the **primary business district** right at the **heart of the city centre** adjacent to Cardiff Central Station.

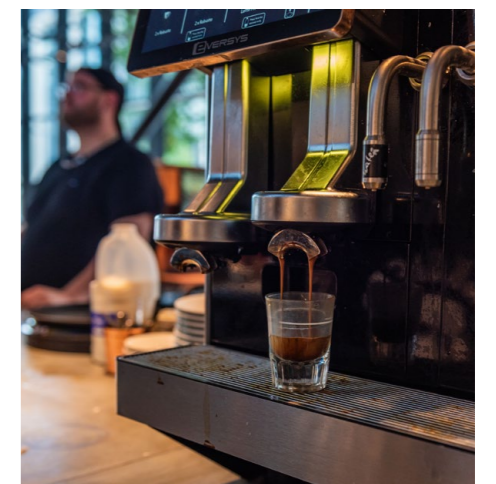
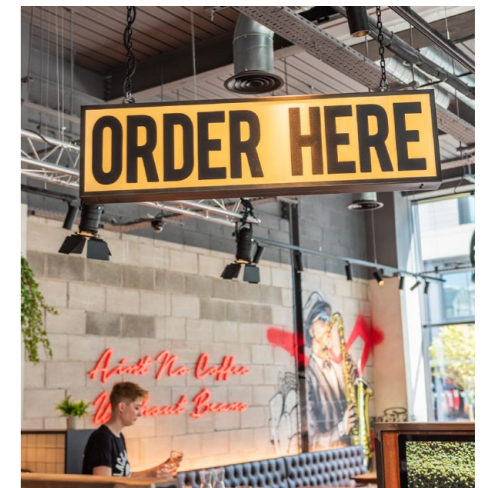
Central Square has been a focus for office development in recent years and South Gate House offers occupiers the opportunity to locate next to **major occupiers** including Legal & General, BBC Wales, Cardiff University School of Journalism, Hugh James Solicitors, and HMRC.

PRIMARY BUSINESS DISTRICT



SOUTH GATE HOUSE • WOOD STREET • CARDIFF • CF10 1EW





NEW RECEPTION, COFFEE SHOP & BREAKOUT AREA

The offices are served by a newly refurbished entrance foyer with **concierge service**, access-controlled lift lobby and **four passenger lifts**. Alongside the new entrance, the reception links directly into the **new coffee shop** providing convenient and direct access for staff and client meetings.

SO FLEXIBLE

SOUTH GATE HOUSE ◦ WOOD STREET ◦ CARDIFF ◦ CF10 1EW



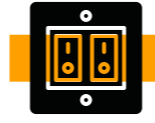
COMFORT HEATING & COOLING



CENTRAL HEATING



SUSPENDED CEILINGS (IN PART)



LED LIGHTING

1,500-8,500 SQ FT

FLEXIBLE FLOOR PLATES



SECURE ON-SITE PARKING



CONCIERGE SERVICE



EXPOSED SOFFIT (IN PART)



SHOWERS AND CHANGING FACILITIES



CYCLE PARKING

Suites are available as either traditionally refurbished ready to occupy now or stripped back & exposed for contemporary specification.



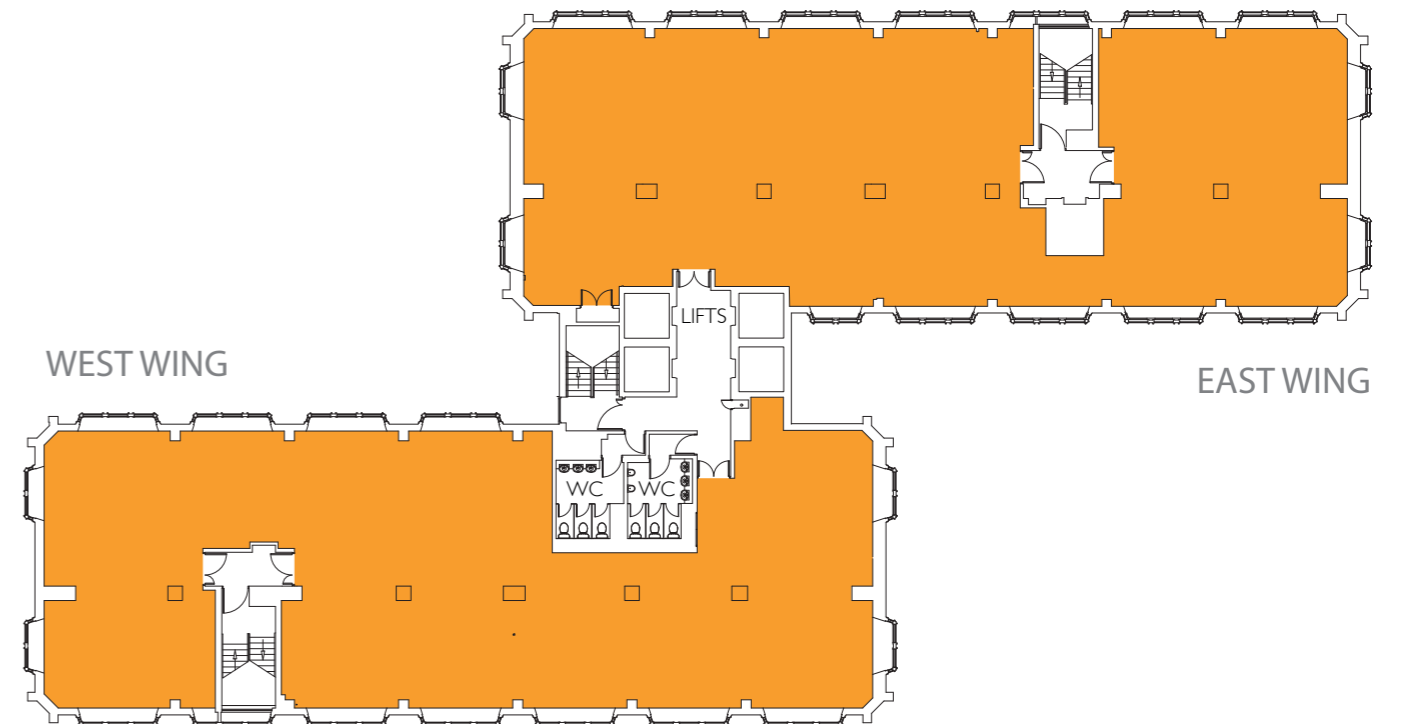
Typical refurbished floor

TRADITIONALLY REFURBISHED



STRIPPED BACK & EXPOSED

2nd Floor East



TYPICAL FLOOR PLAN

The building can accommodate up to 8,500 sq ft on a single floor, arranged in two wings around a central core with **suites of 4,300 sq ft**, offering flexible floor plates capable of subdivision from 1,500 sq ft.



Terms

The offices are available to let on new effective FRI leases with a building service charge. Rent available on application.

EPC

Energy Performance Certificate(s) will be available on completion of the refurbishment works.

Service charge

The tenant will be required to pay a service charge based on their pro rata occupation of the building.

Rates

The Occupier(s) will be responsible for the payment of business rates and should make their own enquiries of Cardiff Council Non Domestic Rates Department.

VAT

The property is elected to VAT that is payable on rent and service charge.

MONEY LAUNDERING REGULATIONS

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

For further information please contact the agents:

**Gary Carver**

T: 02920 368 963
M: 07972 000 171
GCarver@savills.com

Will Evans

T: 02920 368 963
M: 07870 999 243
Will.Evans@savills.com

**Mark Sutton**

T: 02920 440 135
M: 07919 395 593
Mark.Sutton@knightfrank.com

Tom Eddolls

T: 02920 440 135
M: 07976 730 173
Tom.Eddolls@knightfrank.com

**Owen Young**

T: 029 2038 1996
M: 07974 186 482
OYoung@alderking.com

Alexander Kaine

T: 029 2039 1468
M: 07990 891 010
AKaine@alderking.com

IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in 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 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

