



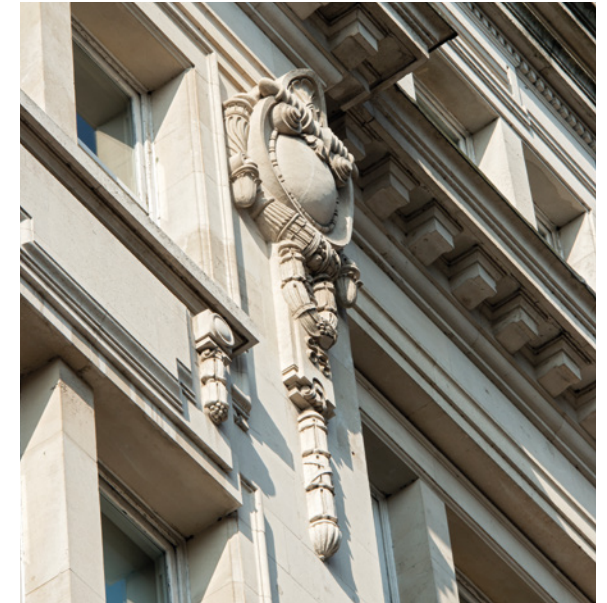
HODGE HOUSE

114 – 116 ST MARY STREET, CARDIFF

A CARDIFF LANDMARK

HODGE HOUSE IS A HEADQUARTERS BUILDING OF EXCEPTIONAL CHARACTER LOCATED ON ST MARY STREET, PROVIDING 110,000 SQ FT OF HIGH QUALITY OFFICE ACCOMMODATION.

The building is Grade II listed and constructed of Portland Stone in a neo-classical opulent style. It demonstrates significant levels of craftsmanship inspired by buildings on Regent Street in London.



HEART OF A NATION

CARDIFF IS WALES' THRIVING CAPITAL CITY AND IS ONE OF THE UK'S PREMIER BUSINESS LOCATIONS ATTRACTING NUMEROUS NATIONAL AND GLOBAL COMPANIES INCLUDING ADMIRAL INSURANCE, EVERSHEDES SUTHERLAND, ZURICH, ATRADIUS, LEGAL & GENERAL, DELOITTE, BT AND THE BBC.

01



- 01 New BBC Wales headquarters – Central Square
- 02 John Lewis
- 03 St Mary Street
- 04 St David's Shopping Centre

02



CARDIFF IS A POPULAR TOURIST DESTINATION ATTRACTING MILLIONS OF ADDITIONAL VISITORS EVERY YEAR. THERE ARE NUMEROUS ATTRACTIONS INCLUDING THE ICONIC PRINCIPALITY STADIUM, CARDIFF CASTLE, CARDIFF BAY AND WALES MILLENNIUM CENTRE.

Cardiff has an established retail core centred around St David's Shopping Centre, comprising 1.4 million sq ft of retail space, including a 260,000 sq ft John Lewis store. Cardiff is ranked in the top ten of the UK's retail hierarchy compiled by Experian.

Cardiff is ranked 3rd best capital city in Europe (February 2016) European City Survey.

Cardiff has played host to many major sporting and cultural events including: Champions League Final, 6 Nations and World Cup rugby, World Half Marathon and The Welsh National Opera.

03



04



OCCUPIERS

HODGE HOUSE SITS IN A PRIME CITY CENTRE LOCATION, WITHIN THE CASTLE DISTRICT, DIRECTLY OPPOSITE THE PULSATING PRINCIPALITY STADIUM.

The building is a five minute walk from Central Square and Cardiff's main train and bus stations. Central Square is home to a number of high profile occupiers including Blake Morgan, Hugh James and Cardiff University School of Journalism. BBC Wales are also relocating to a new 150,000 sq ft HQ at Central Square.

- 01** ADMIRAL INSURANCE
- 02** EVERSHEDES SUTHERLAND
- 03** DELOITTE
- 04** BT
- 05** BBC WALES (2018)
- 06** BLAKE MORGAN
- 07** HUGH JAMES (2018)
CARDIFF UNIVERSITY SCHOOL OF JOURNALISM (2019)
- 08** PRINCIPALITY BUILDING SOCIETY





HODGE HOUSE IS IN THE HEART OF THE CITY CENTRE AMONGST VIBRANT AND DIVERSE SHOPS, BARS AND RESTAURANTS.

- 01 Fresh Baguette Bar
- 02 BrewDog
- 03 Bill's Restaurant
- 04 Wally's Delicatessen and Kaffeehaus
- 05 Vivienne Westwood



- 01 Millennium Centre
- 02 St David's Shopping Centre
- 03 Royal Arcade
- 04 Cardiff Castle
- 05 Cardiff Market



LANDMARKS

01 CENTRAL STATION
02 CENTRAL SQUARE
03 PRINCIPALITY STADIUM
04 JOHN LEWIS

05 ROYAL ARCADE
06 CARDIFF MARKET
07 CARDIFF CASTLE
08 CINEWORLD

09 ST DAVID'S SHOPPING CENTRE
10 ST DAVID'S HALL
11 QUEENS ARCADE



SUPER CONNECTED

CARDIFF CENTRAL STATION PROVIDES FREQUENT AND RAPID NATIONAL TRANSPORT LINKS TO DESTINATIONS INCLUDING LONDON, BRISTOL, MANCHESTER AND SWANSEA. JOURNEY TIMES WILL IMPROVE FURTHER WITH THE RAIL NETWORK ELECTRIFICATION IN 2019.

The station is also served by lines to the South Wales valleys, providing access to 1.4 million people within a 30 minute commute. There are further expansion and improvement works planned to these routes are part of the South Wales Metro.

Westgate Street is a Strategic Bus Corridor Enhancement Route and an on road cycle route links the site to the Taff Trail. A Transport Interchange Hub to provide frequent bus services with potential for 300,000 sq ft of mixed use development is also planned to be located on Central Square.



THE CITY'S INFRASTRUCTURE CONTINUES TO EVOLVE AND CARDIFF IS ONE OF THE MAJOR REGIONAL CENTRES IN THE UK. THESE INITIATIVES INCLUDE:

CARDIFF CAPITAL REGIONAL CITY DEAL

The Cardiff Capital Regional City Deal (CCR) is a regional investment vehicle aiming to bring together region wide infrastructure projects. With a gross value of £1.2 billion, projects include the electrification of the South Wales Valley rail network and the creation of a metro system worth £734 million. This will bring 25,000 jobs in the region including the creation of an innovation hub.

ELECTRIFICATION OF THE MAIN INTERCITY RAIL LINE

This will improve Cardiff's connectivity via faster journey times to London. Work is scheduled to be completed by 2019.

INVESTMENT IN CARDIFF CENTRAL RAILWAY STATION

New civic scaled public squares to the north and south of the station as high quality arrival spaces and "gateways" to the city. Work has already been completed at the south side of the station.

WELSH GOVERNMENT'S ACQUISITION OF CARDIFF AIRPORT

The Welsh Government have acquired the airport in order to increase the number of airlines and routes around Europe and internationally to further improve Cardiff's domestic and global connectivity.



01 Cardiff Bay
02 New Foster + Partners station interchange
03 Cardiff Airport



NO 03

CARDIFF HAS BEEN RANKED THIRD IN A LIST OF THE BEST 100 CITIES AND TOWNS OUTSIDE OF LONDON

19,500 SQ FT FLOOR PLATES





A STUNNING ATRIUM

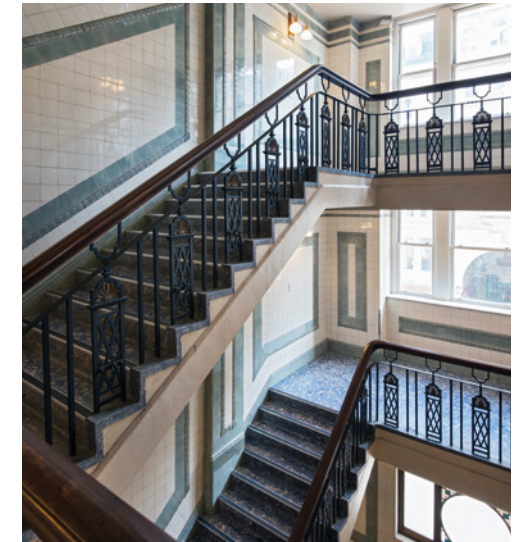
The building has synthesised its rich history with its capability to meet the demand of modern office occupiers. Unique period features have been restored and enhanced with finishes, fixtures and fittings sensitive to the historical context.

There is now an opportunity to refurbish and reposition the floors, atrium and common areas, suggested finishes are depicted in the CGIs on this and the previous page.



THE PERIOD STAIRCASE OFF ST MARY STREET AND THE OLD VAULTED BALLROOM ON THE FIFTH FLOOR RETAIN THE ORIGINAL CHARACTER OF THE BUILDING.

THE EDWARDIAN-INSPIRED ARCHITECTURE DOES NOT RESULT IN A TRADE-OFF BETWEEN CHARACTER AND PRACTICALITIES. HODGE HOUSE OFFERS LARGE OPEN FLOOR PLATES OF CIRCA 20,000 SQ FT WITH A TOTAL OF 56 SECURE CAR PARKING SPACES.



FLOOR PLANS



SCHEDULE OF AREAS

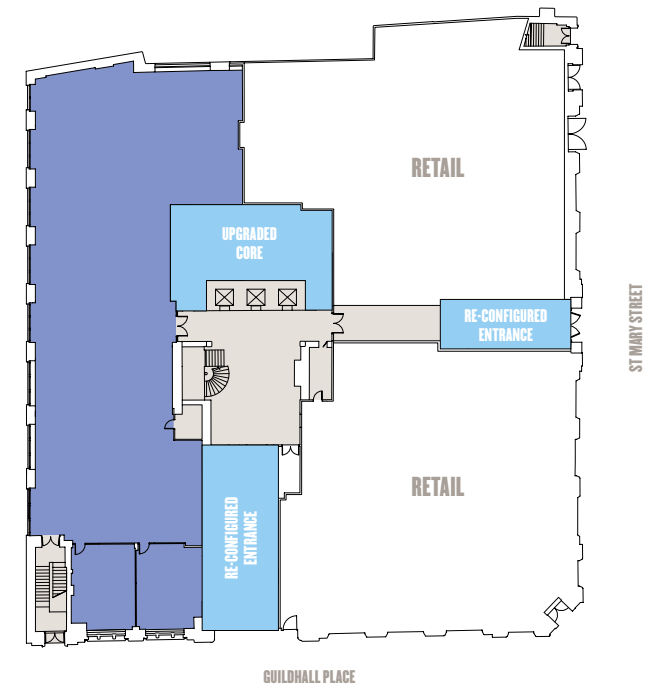
FLOOR	USE	SQ M (NIA)	SQ FT (NIA)
Sixth	Office	1,184.7	12,752
Fifth	Office	1,498.1	16,125
Fourth	Office	1,785.9	19,223
Third	Office	1,779.8	19,158
Second	Office	1,776.0	19,117
First	Office	1,784.6	19,210
Ground	Office	540.4	5,817
TOTAL		10,349.5	111,402

Areas are approximate.

ACCOMMODATION

GROUND

OFFICE – 540.4 SQ M / 5,817 SQ FT



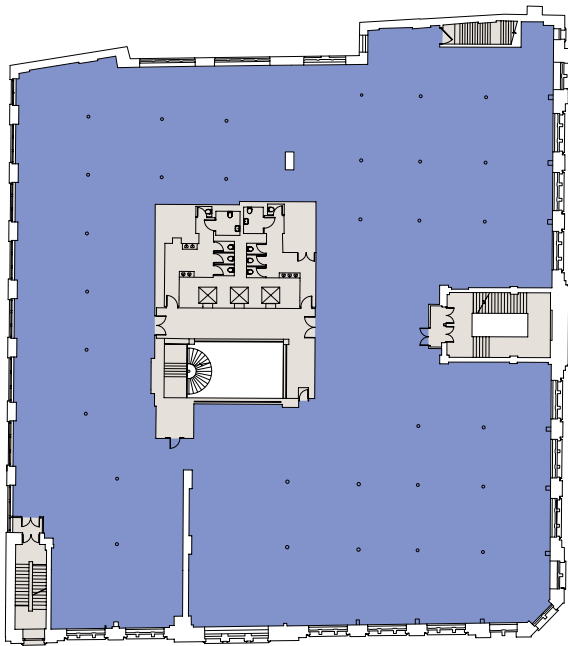
■ OFFICE
■ CORE

FLOOR PLANS



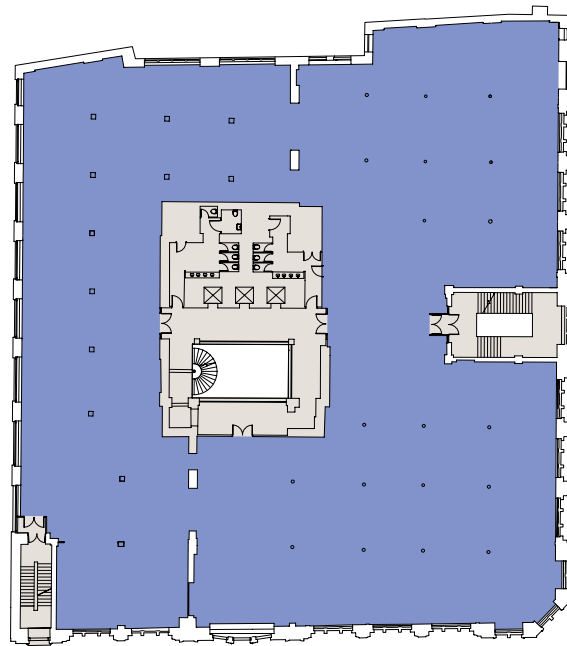
FIRST

OFFICE – 1,784.6 SQ M / 19,210 SQ FT



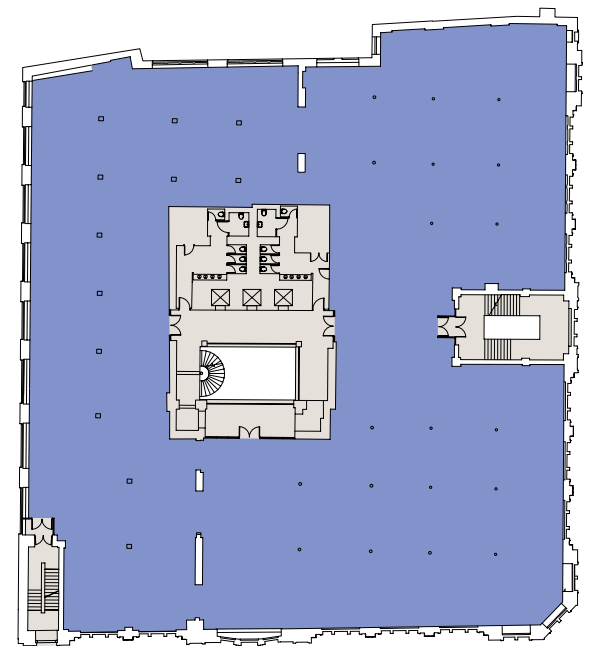
SECOND

OFFICE – 1,776.0 SQ M / 19,117 SQ FT



THIRD

OFFICE – 1,779.8 SQ M / 19,158 SQ FT



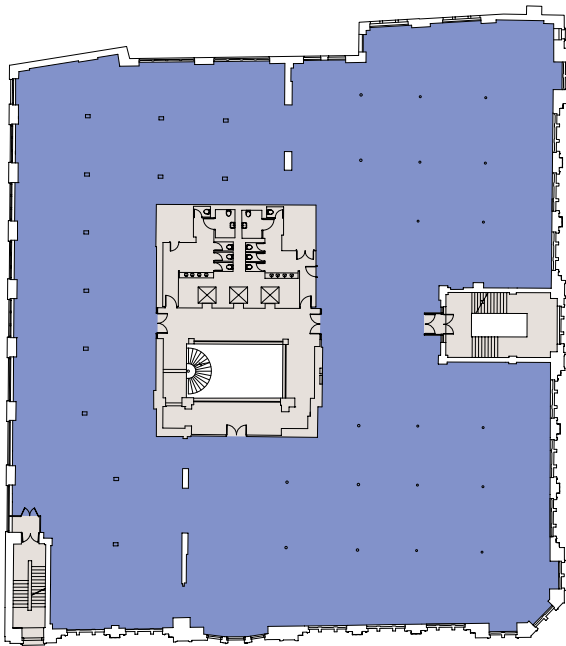
Floor plans not to scale, for indicative purposes only.

FLOOR PLANS



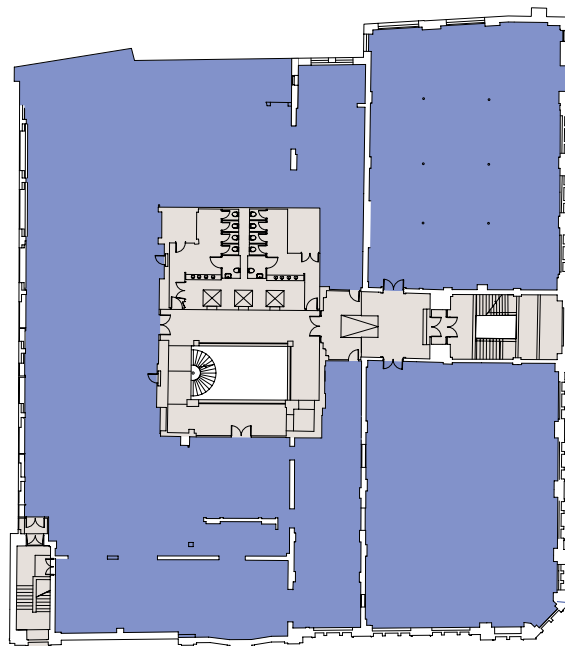
FOURTH

OFFICE – 1,785.9 SQ M / 19,223 SQ FT



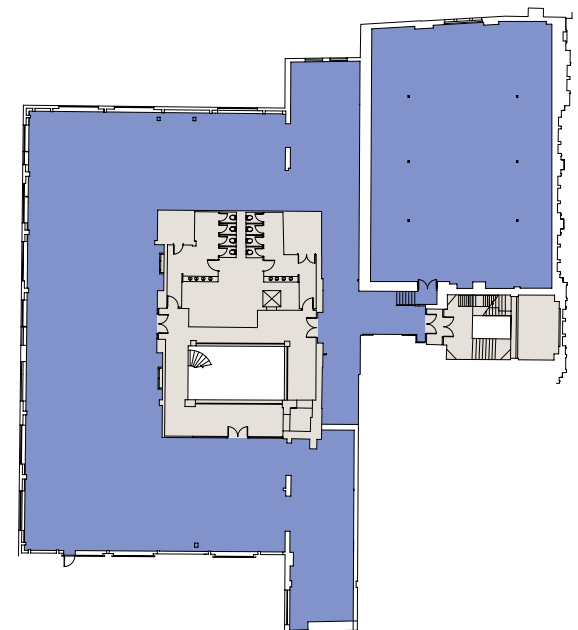
FIFTH

OFFICE – 1,498.1 SQ M / 16,125 SQ FT



SIXTH

OFFICE – 1,184.7 SQ M / 12,752 SQ FT



■ OFFICE
■ CORE

Floor plans not to scale, for indicative purposes only.

PROPOSED SPECIFICATION

**LARGE FLEXIBLE
FLOOR PLATES,
CIRCA
19,000 SQ FT**

**THREE
13 PERSON
PASSENGER
LIFTS**

**FEMALE
AND MALE
TOILETS ON
ALL FLOORS**

**SUSPENDED
CEILING
RECESSED
LIGHTING**

**RAISED
ACCESS
FLOORS /
TRUNKING**

**24 HOUR
SECURITY**

**56 SECURE
ON SITE CAR
PARKING SPACES**

**AIR
CONDITIONED
OFFICES**

**DDA
COMPLIANT**

**EPC TARGET
'B' RATING**

FURTHER INFORMATION / CONTACTS

TERMS

The offices are available on new effective FRI leases via a building service charge for a term to be agreed.

Further details on application to the joint agents Fletcher Morgan and Knight Frank.

WEBSITE

WWW.HODGEHOUSECARDIFF.COM

VIEWINGS

Strictly through the letting agents.



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