

# SO INSPIRING

**OFFICES TO LET 1,554 – 24,872 SQ FT  
REFURBISHED SPACE IN CARDIFF'S  
PRIME BUSINESS LOCATION**

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



This is a computer generated image and details may vary.



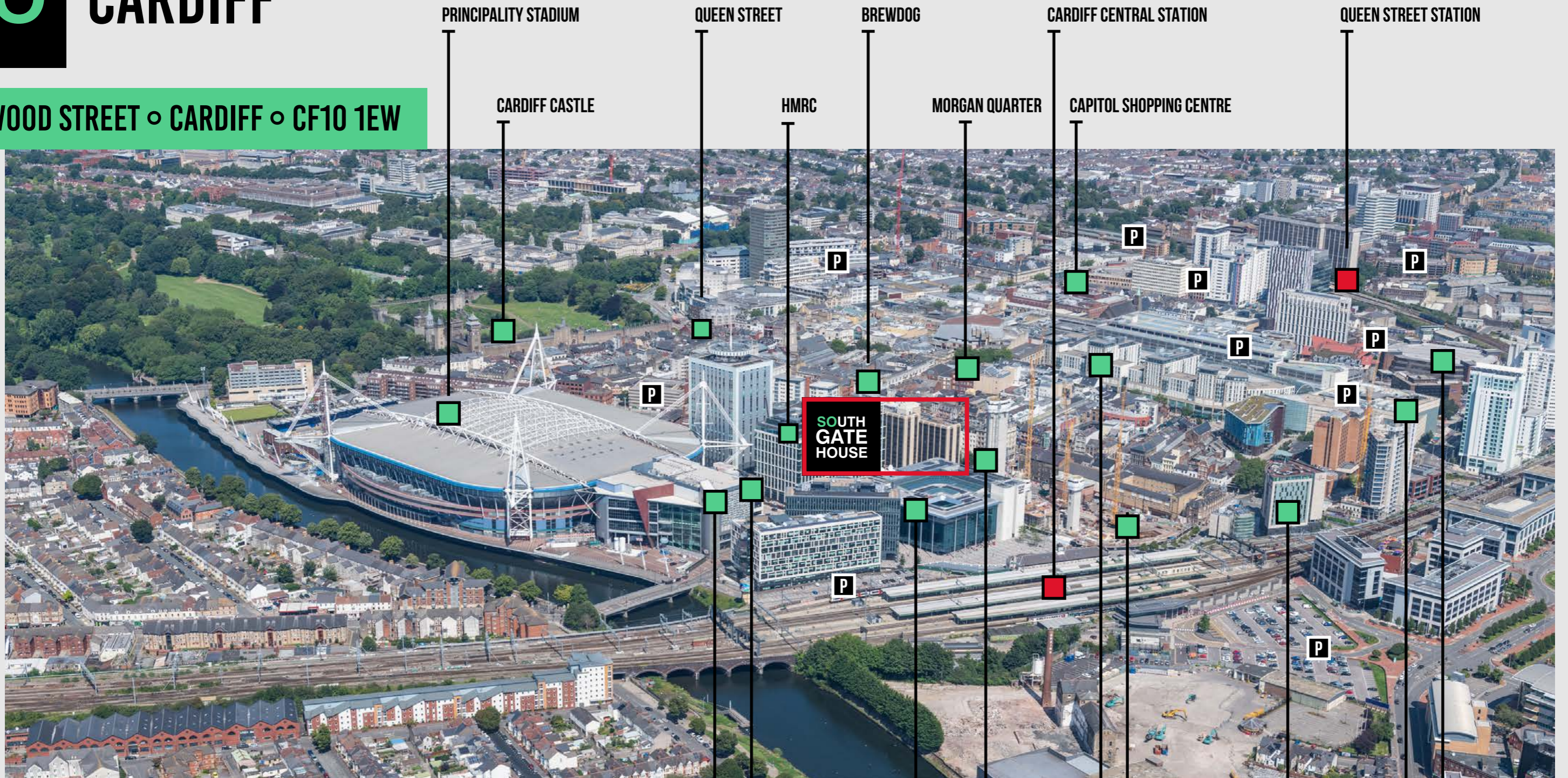
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## NEWLY REFURBISHED RECEPTION AND LIFT LOBBY

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.



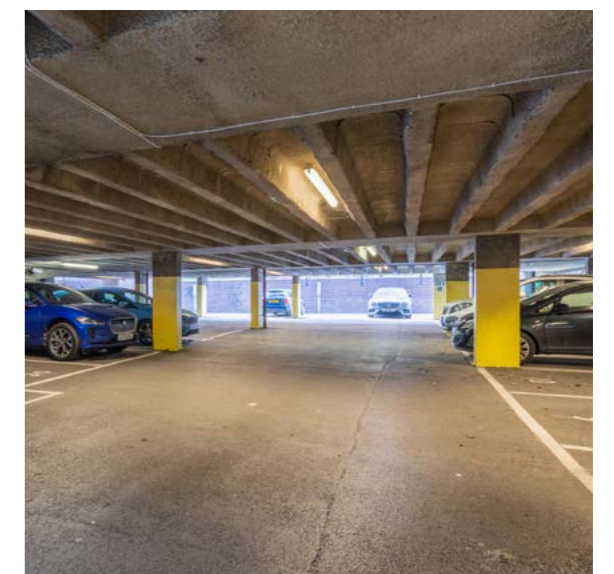
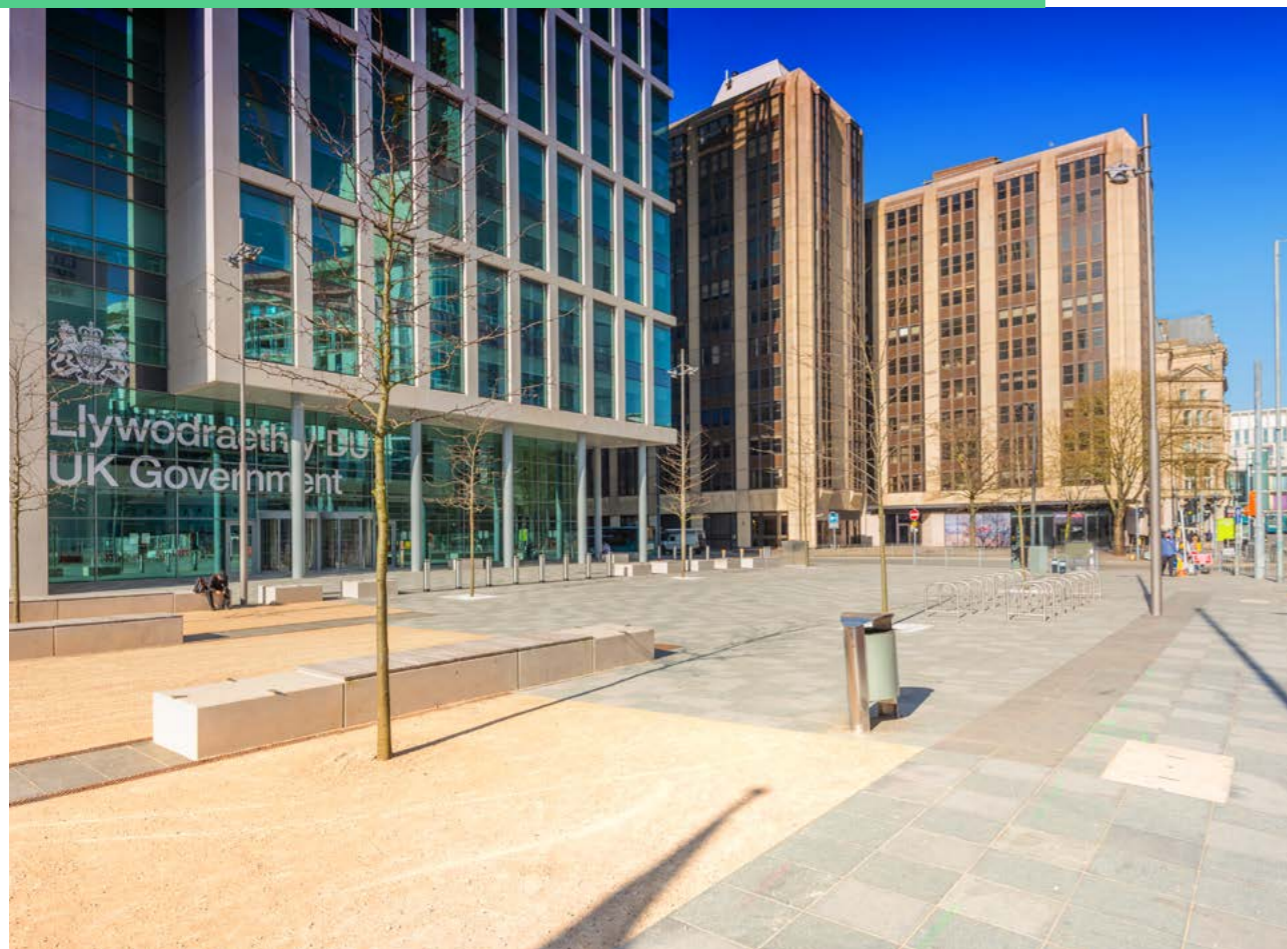
# SO CONNECTED

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

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**



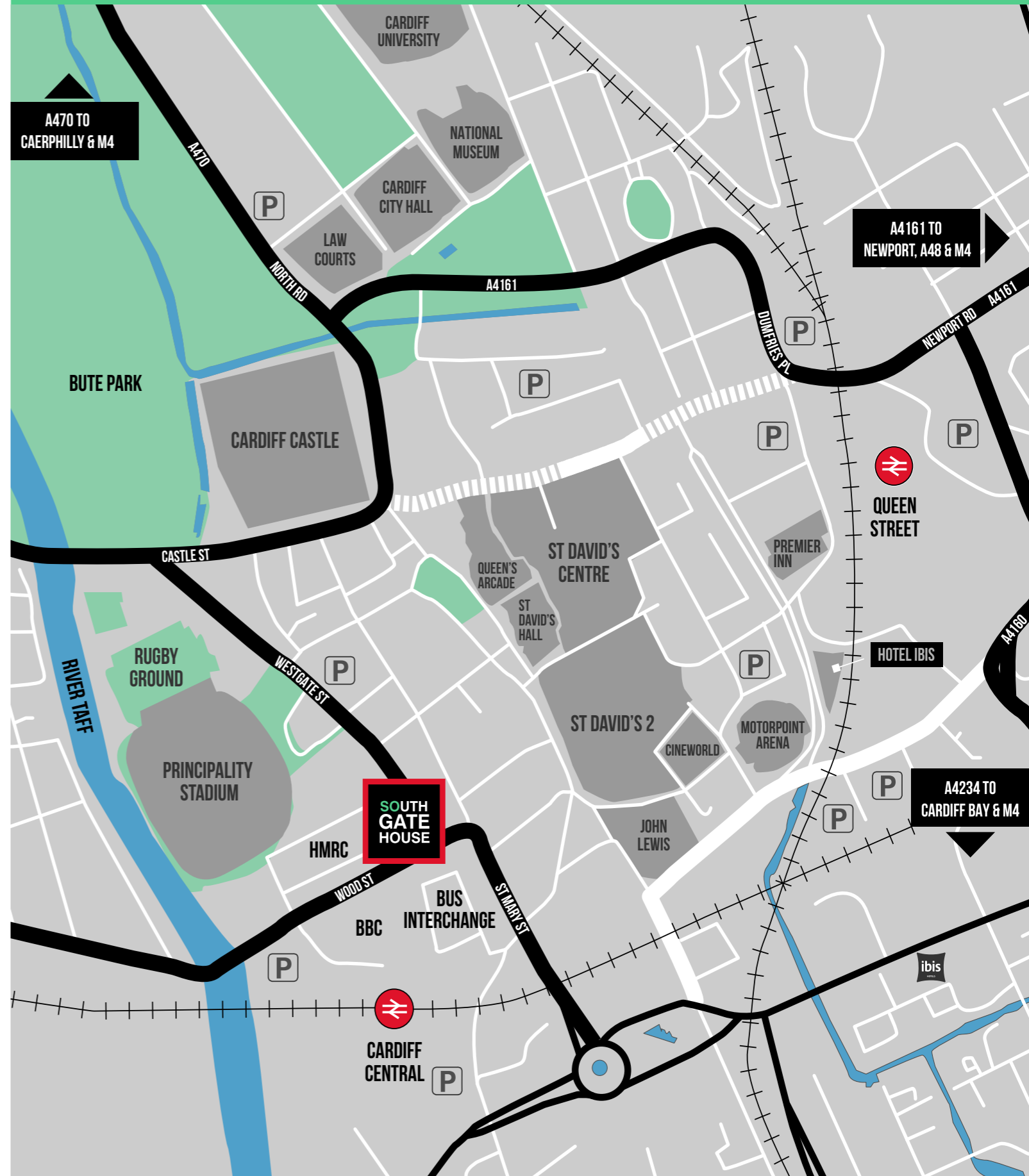
# SO CENTRAL

South Gate House is situated within the **Central Cardiff Enterprise Zone**, the primary business district right at the heart of the city centre where public sector investment is prioritised towards providing favourable conditions for businesses to operate.

FOR DETAILS ON THE ENTERPRISE ZONE VISIT - [WWW.TINYURL.COM/PBF3C6K4](http://WWW.TINYURL.COM/PBF3C6K4)



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





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## 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)

Suites are available as either **traditional refurbishment ready to occupy now** or **stripped back & exposed for contemporary specification.**

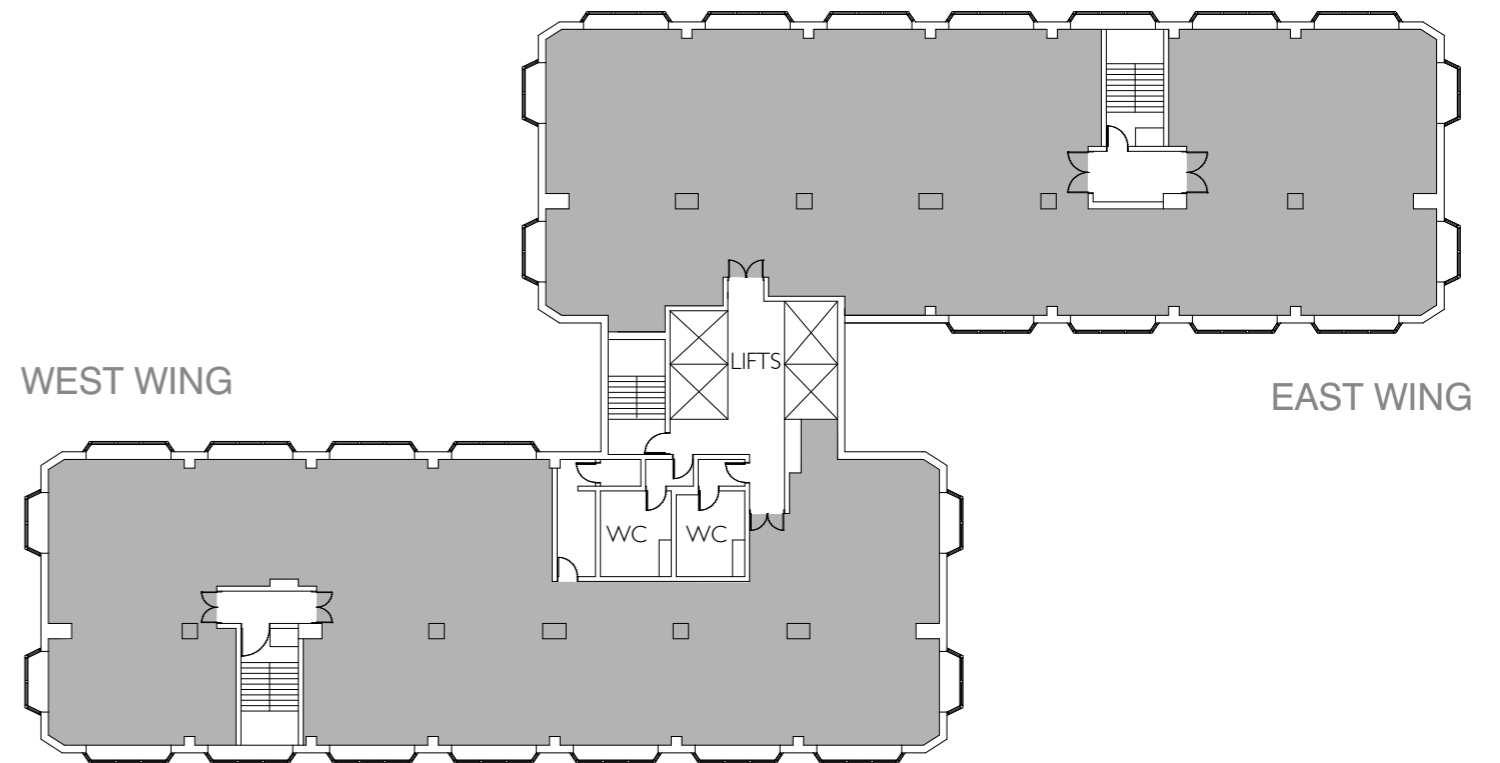


TRADITIONALLY REFURBISHED

STRIPPED BACK & EXPOSED



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TYPICAL FLOOR PLAN



# AVAILABLE

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

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.



Measurements are quoted on net internal basis and approximate area is subject to confirmation in accordance with latest RICS guidelines.

**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:

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- (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.
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