



St Patrick's House

Penarth Road, Cardiff, CF10 5ZA

LOCATED FOR SUCCESS
ONLY TWO FLOORS REMAINING



EXTENSIVELY REFURBISHED CITY CENTRE OFFICES

WALKING DISTANCE TO:

 **2 MINS**
CARDIFF CENTRAL

 **5 MINS**
ST DAVID'S 2
SHOPPING CENTRE

 **5 MINS**
ST MARY STREET

 **10 MINS**
MOTORPOINT
ARENA

 **5 MINS**
PRINCIPALITY
STADIUM

 **UNRIVALLED**
CAR PARKING

St Patrick's House is a prominent, 5 storey office building, overlooking Cardiff Central Railway Station, Callaghan Square and Central Square, home to BBC Cymru Wales' new 150,000 sq ft headquarters.

The property has undergone an extensive refurbishment programme, providing high quality Grade A office accommodation. Extending to 51,589 sq ft, three of the five floors are now let to Network Rail.

Each floor provides large open plan office accommodation, offering occupiers the flexibility to design a layout to suit their business needs.



AT THE HEART OF CARDIFF CITY CENTRE

Adjacent to the mixed use Central Quay development, St Patrick's House forms part of Cardiff's Enterprise Zone and is ideally located for companies and their staff to benefit from direct access to Cardiff Central Railway Station and Cardiff's proposed new integrated transport hub, forming part of the city's ambitious Central Square regeneration project.

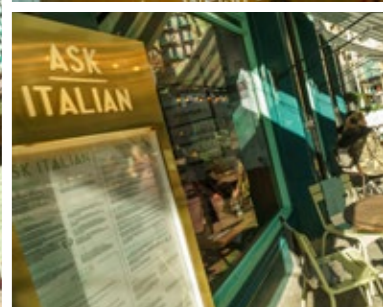
St Patrick's House is also close to Cardiff's main retail hub including St David's 2 Shopping Centre and the Principality Stadium, with a wide range of bars and restaurants at nearby Mill Lane and the surrounding area.

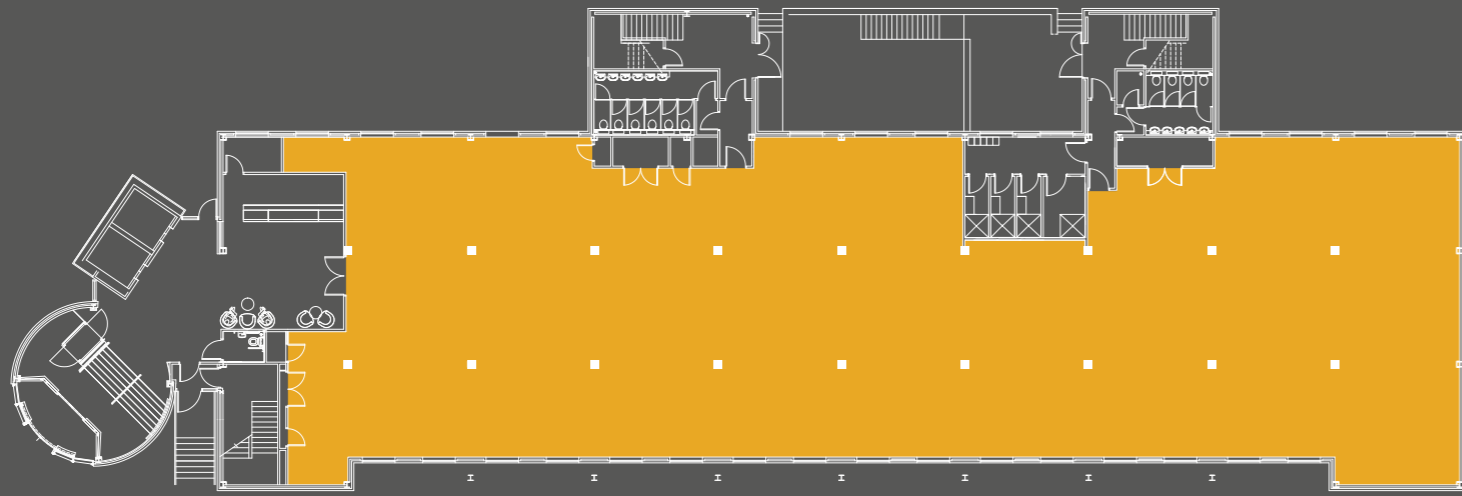
ST PATRICK'S HOUSE

- | | |
|--|---------------------------------------|
| 1. Central Quay Site | 15. Deloitte LLP |
| 2. Principality Stadium | 16. Eversheds Sutherland |
| 3. MotoNovo Finance, Blake Morgan & Hodge Bank | 17. Aon Benfield |
| 4. Cardiff Castle | 18. Callaghan Square Development Site |
| 5. BT | 19. 118 |
| 6. Hugh James & Cardiff University | 20. Lloyds Bank |
| 7. BBC Wales | 21. Cardiff & Vale College |
| 8. Interchange Building (proposed site) | 22. Centrica |
| 9. St David's 2 Shopping Centre | 23. British Transport Police |
| 10. Mill Lane | 24. Arriva Wales |
| 11. Marriott Hotel | 25. Queen Street Railway Station |
| 12. John Lewis | 26. Cardiff Central Railway Station |
| 13. Radisson Blu Hotel | |
| 14. Admiral Insurance HQ | |

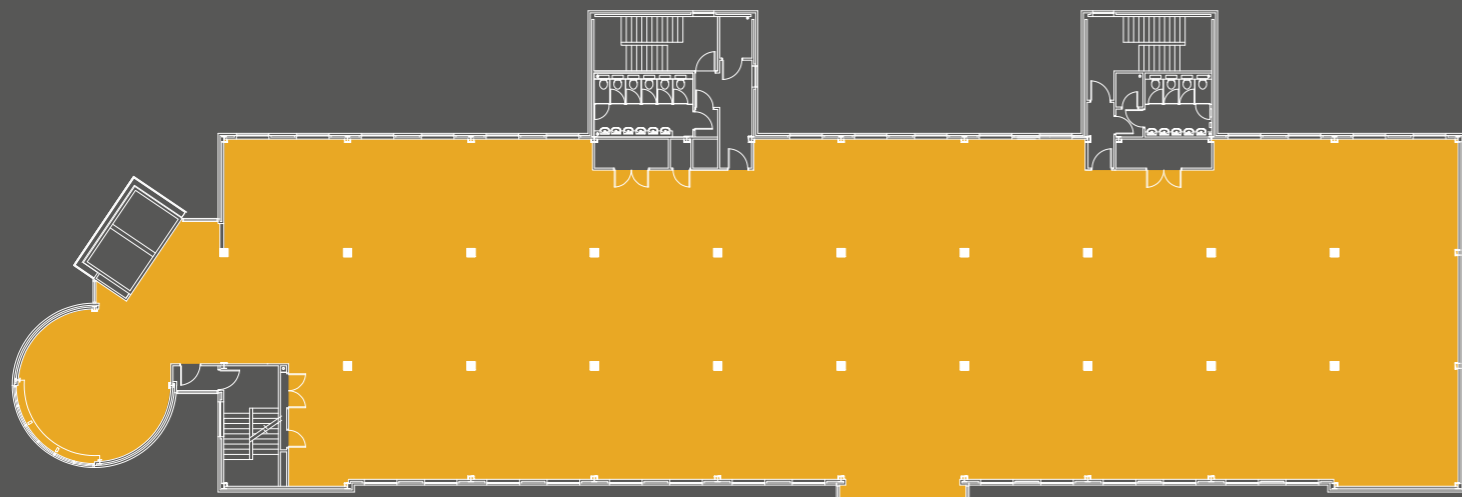


March 2018





Ground Floor



First Floor

 **AIR**
CONDITIONING

 **PIR LED LIGHTING** 

 **SUSPENDED CEILINGS**

HIGH QUALITY RECEPTION AREA 

 **RAISED ACCESS FLOORS**

TWO PASSENGER LIFTS 

 **FULLY DDA COMPLIANT**

MALE, FEMALE & DISABLED WCs ON EACH FLOOR  

 **OCCUPATIONAL DENSITY OF 1:10**

 **SHOWERS**

2.7M FLOOR TO CEILING 

  **20 PARKING SPACES**

ONLY TWO FLOORS REMAINING

Floor	SQ M	SQ FT
Ground	827.66	8,909
First	1,039.95	11,194
Second	Let to Network Rail	
Third	Let to Network Rail	
Fourth	Let to Network Rail	
Total	1,867.61	20,103

Floor areas measured in accordance with IPMS3.

Parking: 20 parking spaces, a ratio of 1 space per 1,005 sq ft.

EPC: The property has an EPC rating of C71.





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