South Gate House
Wood Street, Cardiff, CF10 1EW
Refurbished Office Suites TO LET

City centre's heartbeat
South Gate House is a landmark office building occupying a prominent position in Cardiff city centre on the corner of Wood Street, Westgate Street and Park Street. The building is opposite Cardiff Central train and bus station and adjacent to the Millennium Stadium, host of international sporting events and concerts and close to Millennium Plaza with its multi-screen cinema, bar, club and restaurant facilities.

**Specification**

- Attractive entrance foyer with concierge
- Disabled access and wc facilities
- Suspended ceiling with VDU compatible lighting
- Three compartment perimeter trunking
- Four newly refurbished high-speed passenger lifts
- Gas fired central heating (A/C optional)

**Enterprise Zone**

Cardiff Enterprise Zone is the UK’s only Enterprise Zone dedicated to attracting and growing the financial and professional services sector. South Gate House falls within the zone’s boundary and occupiers of the building may be eligible for various incentives.

**Terms**

The suites are available on new leases incorporating full repairing and insuring terms via a building service charge. For details of the accommodation currently available including rent, rates, service charge and parking allocation, please see insert.
The perfect location for city centre amenities

Features

- 13 storey landmark office building
- Flexible open plan floor plates capable of subdivision
- Secure onsite car parking
- Panoramic views of city centre and beyond
- Opposite Cardiff Central Train and Bus Stations
- All city centre facilities on your doorstep including Cardiff’s St David’s 2 offering 1 million sq. ft. of retail space
Important Notice

1. Particulars: These particulars are not an offer or contract nor part of one. You should not rely on statements by Knight Frank LLP 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 and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs 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 etc: 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.

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Contact

Viewing & Further Information
Strictly by appointment with Sole Agents:

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