

Tresillian Terrace, Cardiff CF10 5BH

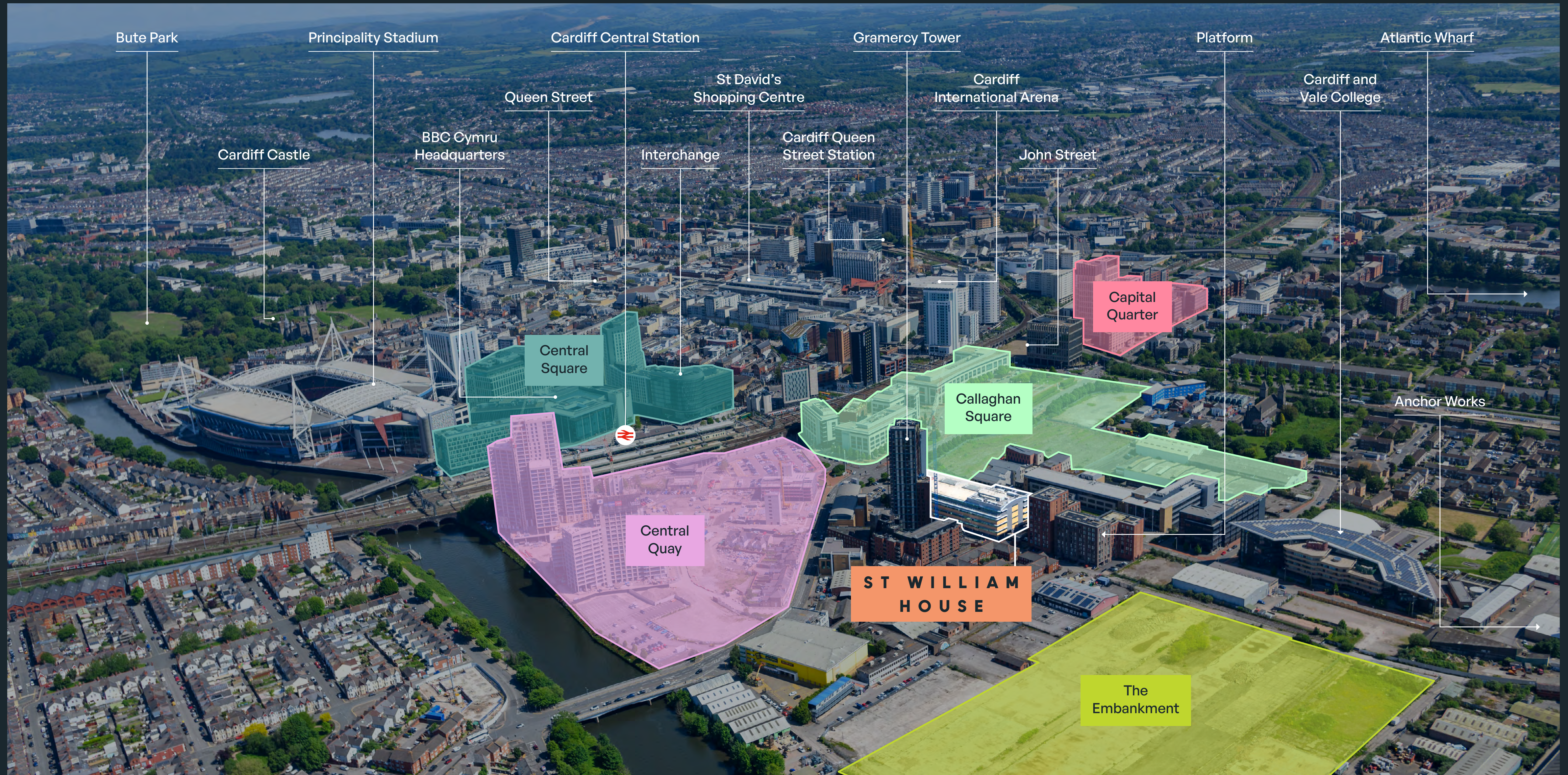
ST WILLIAM
HOUSE

For Sale / To Let / Headquarter Office Building / City Centre Location



THE OPPORTUNITY

- Opportunity to lease or purchase the **headquarter office building** in the heart of Cardiff city centre.
- Cardiff is Wales' capital city, the closest European capital city to London and one of the top tier regional centres in the UK.
- Located within a 1 minute walk of **Cardiff Central Station** and close proximity to the prime retail core of **St David's Shopping Centre** and the flagship John Lewis store.
- It is **opposite Central Quay**, which is a significant **3 million sq ft mixed-use regeneration project**, incorporating residential, office, leisure as well as a new metro station and multi storey car park.
- St William House is a landmark office building forming part of the greater Callaghan Square office core and is strongly visible from Cardiff station
- Extending to **144,000 sq ft over five storeys** with open plan, flexible floor plates and secure undercroft car park.
- The strategic location provides potential for a conversion for alternative use, subject to planning.

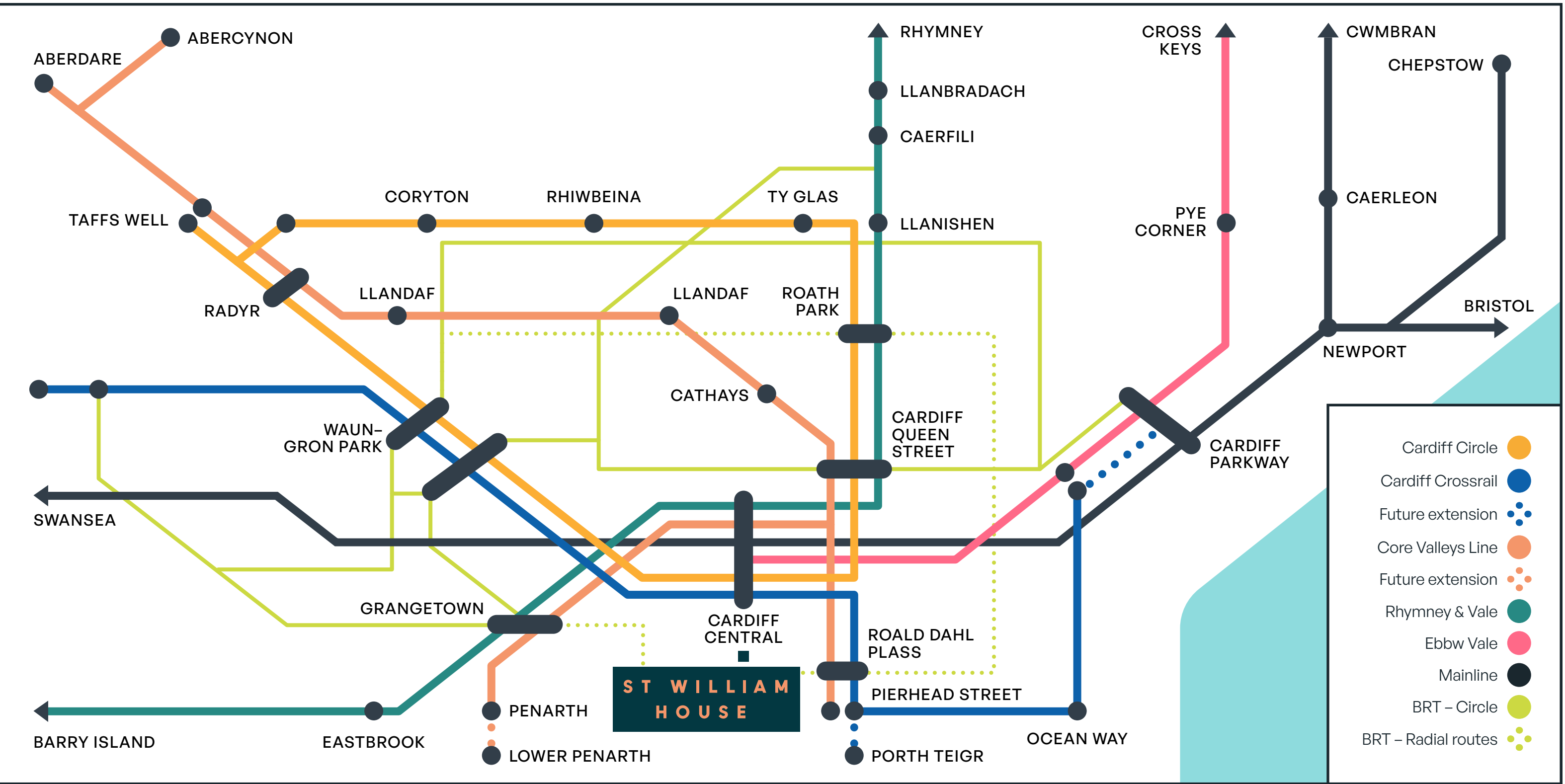


CONNECTIVITY

The South Wales Metro

The £734m Metro project will improve the city’s connectivity via additional rail and public transport services across South Wales, with a focus on central Cardiff. As part of the UK Government’s levelling-up scheme, an additional £50m in funding has been secured to deliver a new rail line, connecting Cardiff Central Station to Cardiff Bay.

Cardiff is set to be at the core of the South Wales Metro, which is being designed to improve the public transport options across Cardiff and the wider region.



BY FOOT

- 02 mins Cardiff Central
- 08 mins St David’s Shopping Centre
- 09 mins Principality Stadium

BY TRAIN

- 48 mins Bristol Temple Meads
- 51 mins Swansea
- 108 mins London Paddington

BY ROAD

- 21 mins M4 Junction 29
- 47 mins M5 Junction 15
- 66 mins Swansea City Centre

CARDIFF CITY

The central hub of Wales



City of the Year

2023 AWARD WINNER
AT THE ANNUAL
EG AWARDS



90,000

DAILY COMMUTERS TO
CARDIFF CITY CENTRE



20 million

VISITORS ANNUALLY,
HOSTING WORLD-
RENOWNED EVENTS



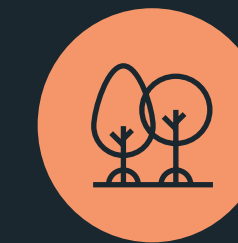
75,000

STUDENTS IN FULL OR
PART TIME EDUCATION



30%

STUDENT
RETENTION RATE



Green City

CARDIFF HAS MORE GREEN
SPACES PER PERSON THAN
ANY OTHER UK CITY.



1.6 million

PEOPLE LIVE WITHIN
45 MINS OF CARDIFF



20%

PREDICTED GROWTH IN
POPULATION OVER THE
NEXT 20 YEARS



3,000 +

NEW BUILD APARTMENTS
UNDER CONSTRUCTION
OR IN THE PIPELINE



Cardiff Bay

LOCATION

Surrounded
by amenities

Restaurants

- 1. Coppa Club
- 2. The Ivy
- 3. Ciliegino
- 4. Pasture
- 5. Lezzet
- 6. Eat the Bird
- 7. Casanova
- 8. Gaucho

Bars & Cafés

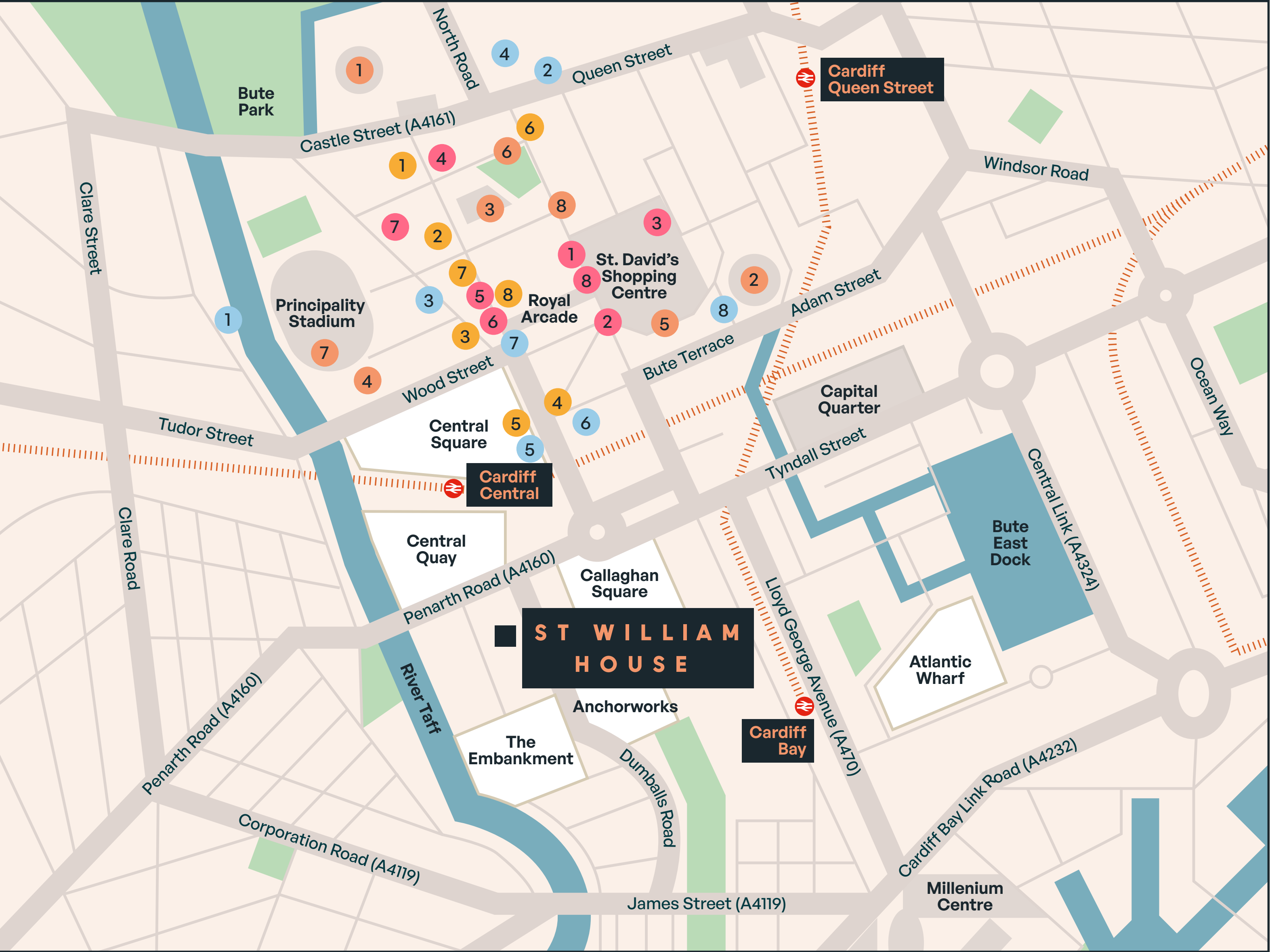
- 1. The Libertine
- 2. Flight Club
- 3. Black Sheep Coffee
- 4. NQ64
- 5. Pret A Manger
- 6. Bigmoose Coffee
- 7. The Alchemist
- 8. Uncommon Ground

Hotels

- 1. The Riverhouse
- 2. Hotel Indigo
- 3. The Parkgate Hotel
- 4. Hilton Cardiff
- 5. Clifton Hotel
- 6. Marriott Hotel
- 7. Royal Hotel
- 8. Park Inn

Leisure

- 1. Cardiff Castle
- 2. Utilita Arena
- 3. Cardiff Market
- 4. Vue Cinema
- 5. Treetop Golf
- 6. The Botanist
- 7. Principality Stadium
- 8. Museum of Cardiff



LOCATION & AMENITY

In and around

St William House benefits from its City centre location, with access to all of Cardiff's amenities. The local area boasts an exciting range of lifestyle and leisure activities, including the iconic Principality Stadium hosting elite level sports, music concerts and much more.

St David's shopping centre is one of the premier shopping destinations in the UK with over 180 retailers and world renowned bars and restaurants.



LOCAL OCCUPIERS

Deloitte.

LLOYDS BANK 
 TRAFNIDIAETH CYMRU
TRANSPORT FOR WALES

KEOLIS amey

 British Gas

 THE BIG
YELLOW
SELF
STORAGE

 NetworkRail


Cardiff and Vale College
Coleg Caerdydd a'r Fro

ROKU

 BBC
CYMRU
WALES

AECOM

GO.COMPARE



THE DESCRIPTION

City centre HQ building

St William House comprises a 144,000 sq ft detached headquarter office building over 5 floors. Boasting a generous sized reception with two storey atrium and extensive glazing provides an impressive welcome to the building, which currently offers a tenant coffee shop facility, informal seating areas as well as a designated reception desk and speed gates.

A feature stair links the ground and first floors and the two impressive full height atriums in the centre of the building provide plenty of natural light throughout the building.

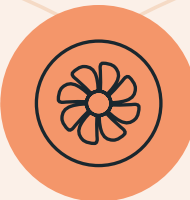




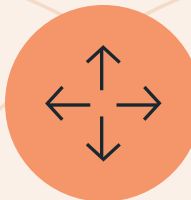
THE SPECIFICATION

Highly specified

The building features a wide range of onsite amenities:



Four pipe fan coil air-conditioning system



Large flexible floor plates of 28,800 sq ft to 36,000 sq ft



Five passenger lifts



Parking for 140 cars in the secure undercroft car park



Internal coffee shop amenity



Upper floor coffee shop and restaurant



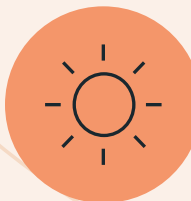
Roof terrace



EPC E114



Secure reception and breakout area



Two central atria providing exceptional natural light



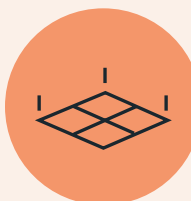
High speed security gates



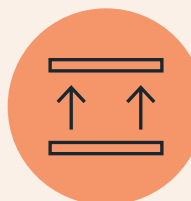
Shower facilities



Bicycle parking



Metal tiled suspended ceilings with LED lighting



Full access raised floors



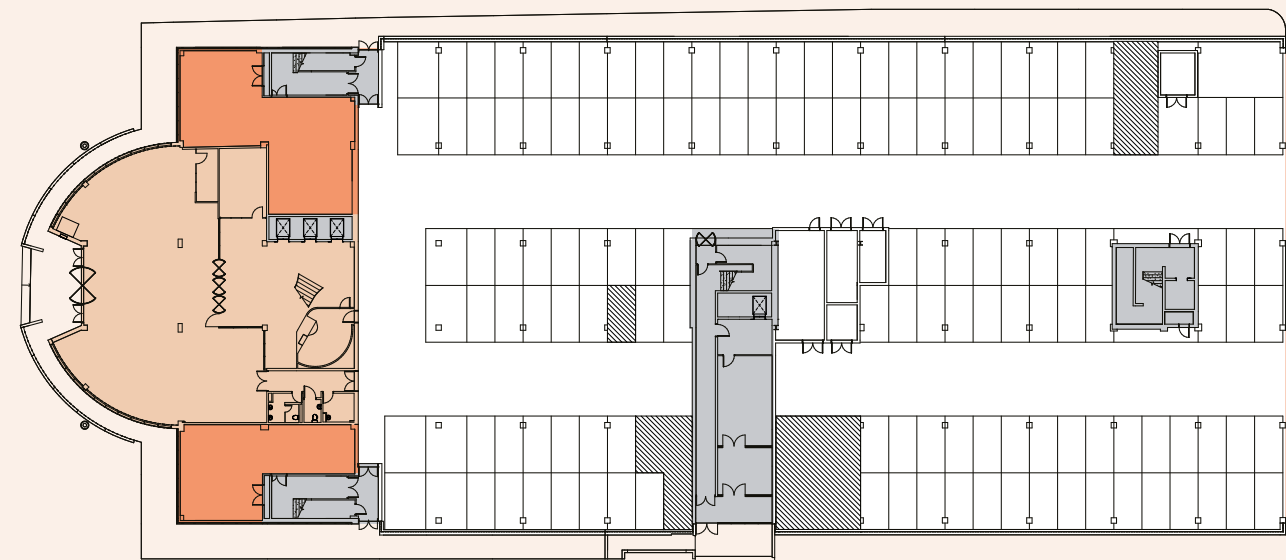
Fully DDA compliant



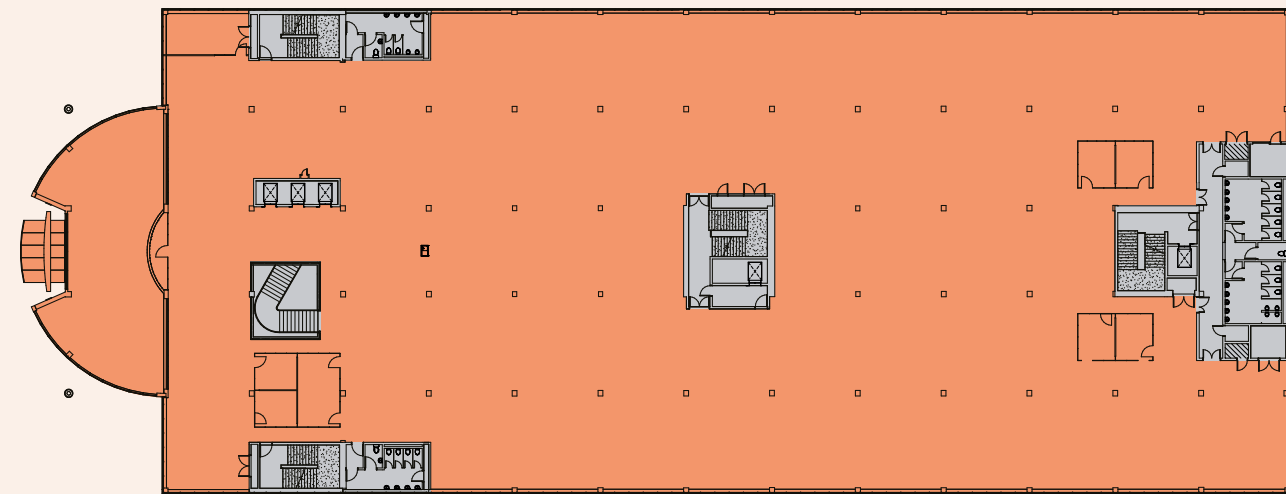
THE ACCOMMODATION

Floor	sq ft	sq m
Fourth	28,862	2,681.4
Third	35,982	3,342.8
Second	35,822	3,328.0
First	35,647	3,311.7
Ground (Comms and Reception)	7,849	729.2
Total NIA	144,162	13,393.1

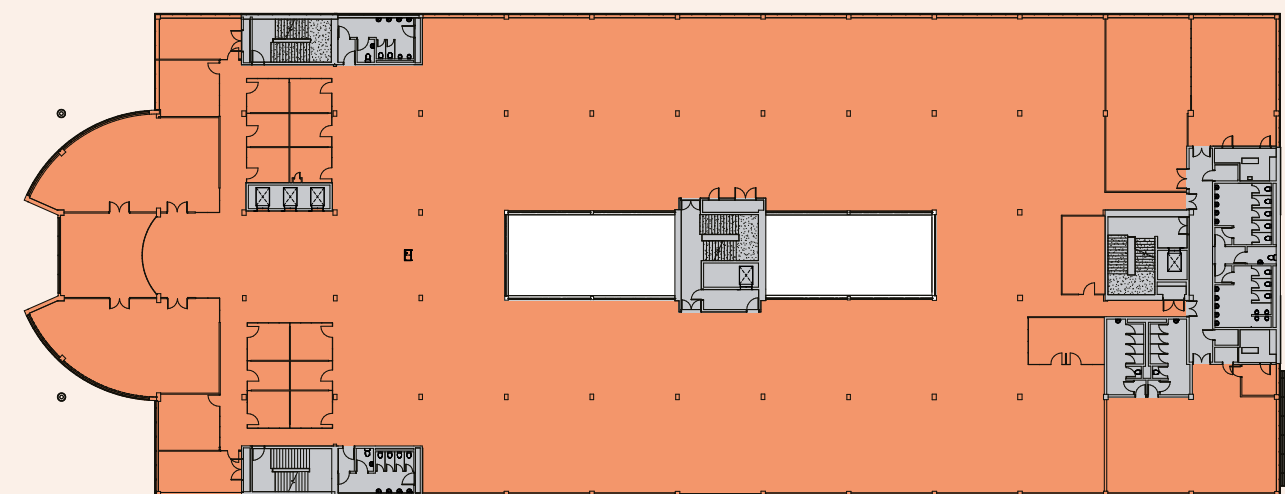
GROUND FLOOR7,849 sq ft / 729.2 sq m



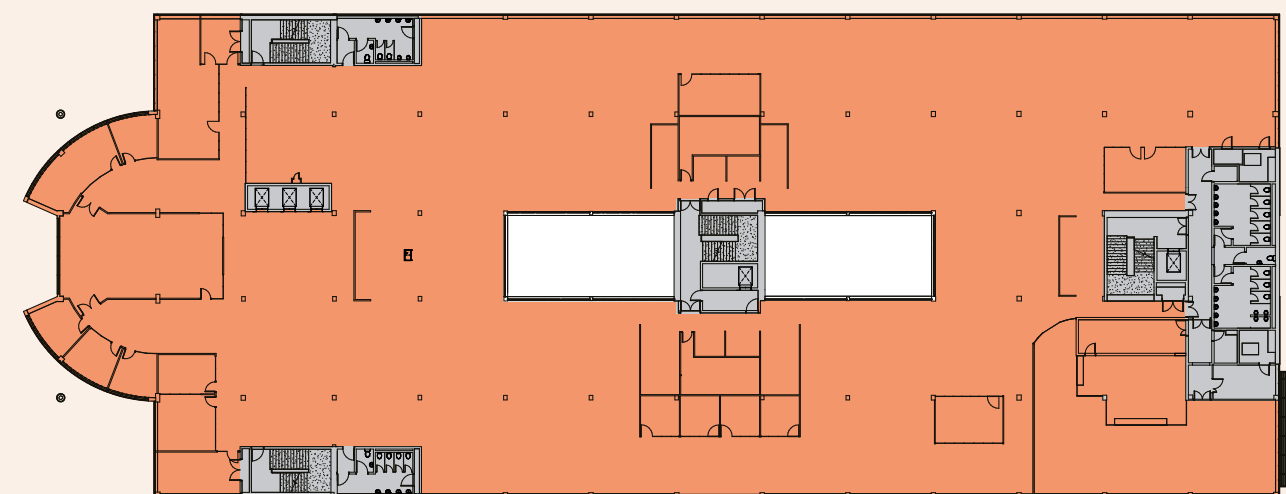
FIRST FLOOR35,647 sq ft / 3,311.7 sq m



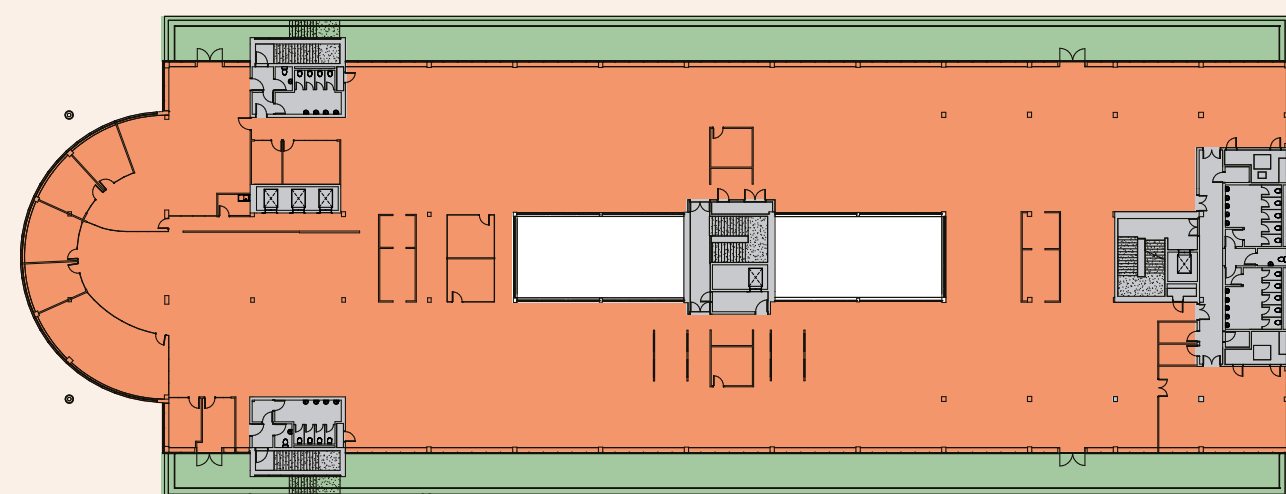
SECOND FLOOR35,822 sq ft / 3,328.0 sq m



THIRD FLOOR35,982 sq ft / 3,342.8 sq m



FOURTH FLOOR28,862 sq ft / 2,681.4 sq m



Office Reception Core Parking

Floor plan not to scale.
For indicative purposes only.





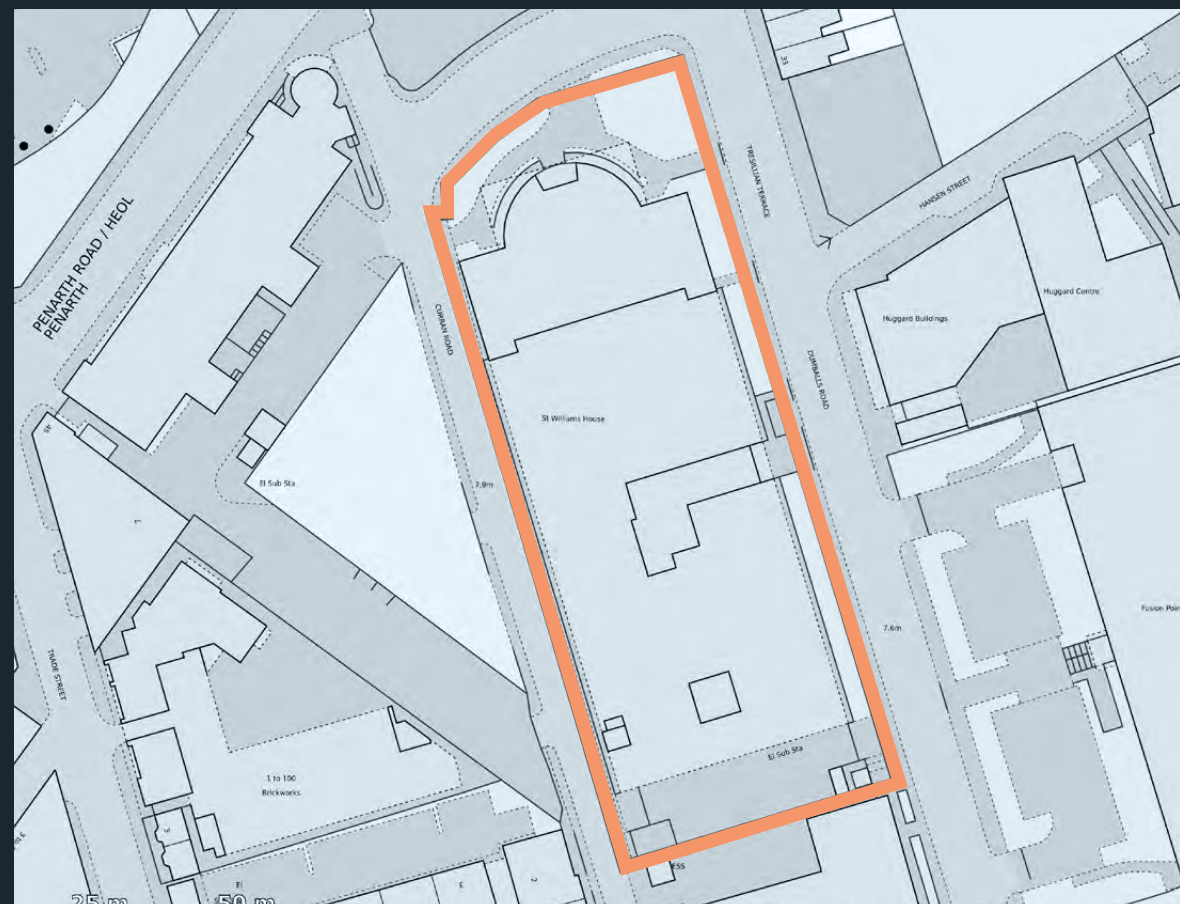
THE SITE

Perfectly placed

TITLE PLAN

Title Number - WA402982.

The site area is 1.51 acres (0.61 hectares).



FURTHER INFORMATION

Get in touch

Viewings strictly through sole lettings agents:

Rhydian Morris
rhydian.morris@jll.com
07792 273 120

Adam Conway
adam.conway@jll.com
07709 507 372

Justin Millett
justin.millett@jll.com
07816 813434



Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2025.

Designed and produced by cre8te.london