



To let: 2,000 - 6,000 sq. ft

REFURBISHED
OFFICE SUITES
IN CARDIFF
CITY CENTRE

 CHURCHILL HOUSE, CF10

Leasing Brochure
churchillhouse.com



A CARDIFF CLASSIC. REIMAGINED.

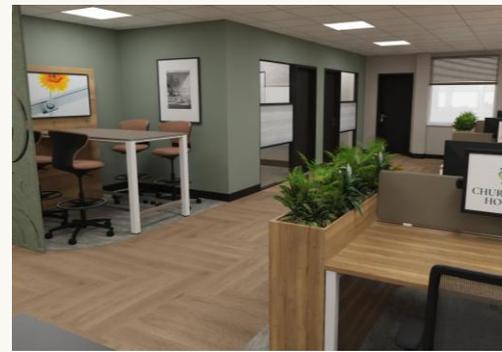
Rising from Churchill Way, Churchill House has stood at the heart of Cardiff since 1968.

Designed by one of Wales' most influential architects, Sir Alex Gordon, during a defining moment in the city's post-war transformation, the building emerged as part of a bold reimagining of the capital's future.

Today, as Cardiff once again reshapes itself for a new era of business and growth, Churchill House remains a symbol of progress.

A building designed to anchor ambition, adapt with business needs, and evolve with the times.

IMAGINED TODAY. FOR A BRIGHTER TOMORROW



A New Chapter

Churchill House now enters its next phase with a considered refurbishment that enhances arrival, elevates shared spaces and strengthens the everyday experience, while respecting its architectural character.

NOT JUST TALK.
REAL ACTION.



Recently refurbished Boardrooms and Amenities

Stage one of the refurbishment is now complete, introducing modern boardrooms, upgraded kitchen facilities and enhanced washrooms. These spaces are available complimentary for internal team use and client meetings

BUILT TO LAST. DESIGNED TO EVOLVE



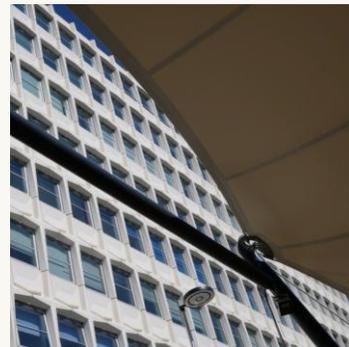
Flexibility & Scale

Long before flexibility became a buzzword, Churchill House embodied it. Guided by Sir Alex Gordon's "Long life, Loose fit, Low energy" philosophy, it has evolved from a single occupier office into a dynamic multi let office and retail destination.



Continuity & Legacy

In a city defined by change, it offers continuity, identity and legacy. A chance to be part of a building that shaped modern Cardiff and is aligning once again with its future.



AMENITIES & FACILITIES

Churchill House is more than office space. It's a fully equipped environment designed for modern working.

From flexible workspaces to thoughtfully designed shared areas, every detail supports productivity, collaboration and the everyday needs of ambitious teams.



Flexible office Spaces*



Bookable meeting rooms



Hi-speed WIFI



Executive Lounge *



Refurbished WCs & shower rooms*



Lift Access to all floors



Suspended ceiling with LED lighting



Concierge reception with 24/7 security



Comfort heating & cooling



Bike Storage



Local activities



ESG commitments



On-site parking



Community network



On-site Management



Partnership & Discount Scheme for all Staff

Refurbishment work in progress

RESPONSIBLE BY DESIGN, PROGRESSIVE BY INTENT.

ESG AT CHURCHILL HOUSE

At Churchill House, ESG is not a tick box exercise. It is a commitment to creating a better workplace today and a more sustainable future tomorrow. We understand that workplace choices reflect business values.

That is why sustainability, efficiency and responsible management are embedded in how Churchill House operates and evolves.



100% Renewable Energy



Zero Waste to Landfill



Recycling Initiatives



De-gassing in Progress



Decarbonisation Strategy



All floors accessible



LED lighting throughout



Sensor lighting throughout



End of Trip Facilities



Bike Storage



Sustainable Travel Location



Charity Fundraising Commitments



Communal Areas



Community network



On-site Local Management



Partnership & Discount Scheme for all Staff

YOUR WORKSPACE SOLUTION

1



Ready to fit space

Blank canvas to create the unique space your business needs

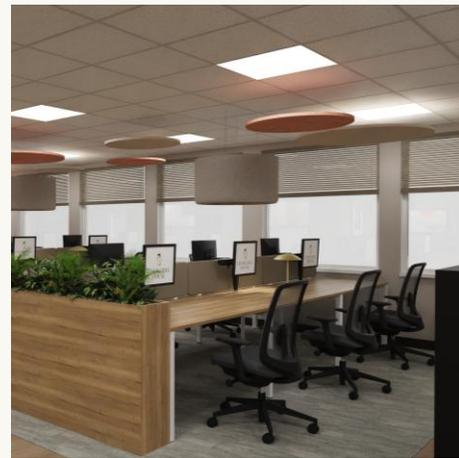
2



Fitted space

Meeting room, kitchen included, saving the heavy lifting!

3



Fitted & Furnished

Fitted spaces with furniture packs available

4



Fitted, Furnished & Connected

Including either a dedicated leased line, or a fully managed office network with switch, firewall and access points included.

Every business works differently. That's why Churchill House offers four flexible workspace options, designed to suit a range of operational needs and levels of fit out. Whether you're looking for a blank canvas to shape yourself or a fully fitted, furnished and connected office ready to move into, each solution provides clarity, quality and the flexibility to grow with you.

A WORKPLACE WITH PURPOSE



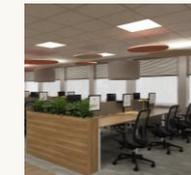
More than an office. A place your people want to be.

Churchill House is a connected community with ambitious businesses and shared purpose. With enhanced lounges and breakout spaces, the next chapter creates even more reasons for your team to enjoy coming into the office.

A Workplace With Purpose

Churchill House is a connected community designed to support an engaged and growing workforce.

Because the best offices are not just where people work. They are where people want to be.



The Churchill House Partnership Scheme

We are introducing a Discount and Partnership Scheme designed to deliver real value to every business and member of staff. By leveraging our collective strength, we secure preferential rates with gyms, hospitality venues, transport providers and lifestyle brands. Individually businesses negotiate. Collectively, we unlock more.



An Extension of Your Business

Churchill House supports your business by enhancing staff engagement and wellbeing. Through curated events, social initiatives and wellness activities, your team enjoys a vibrant workplace experience while you focus on running your business.

GET AROUND EASY

Churchill House is ideally positioned at the heart of Cardiff, surrounded by an exceptional range of amenities. From fitness and wellness to cafés, restaurants, shopping and everyday convenience, everything your team needs is just a short walk away.



ON FOOT

- 1 mins** – Queen St Station
- 10 mins** – Cardiff Castle
- 15 mins** – Central Station



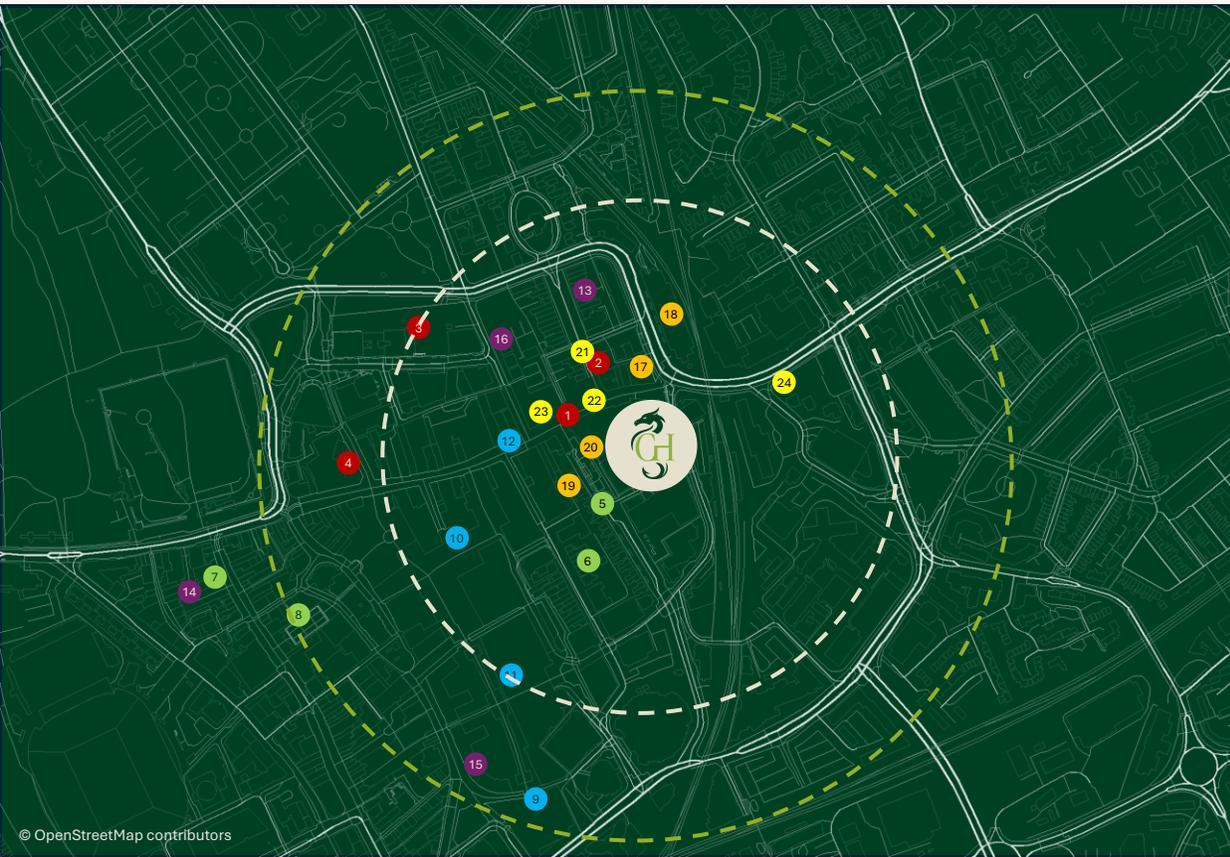
BY BIKE

- 5 mins** – Bute Park
- 10 mins** – Taff Trail
- 15 mins** – Cardiff Bay



BY TRAIN

- 35 mins** – Bristol
- 50 mins** – Swansea
- 1 hr 50 mins** – London



FITNESS

- 1 The Gym Group
- 2 Studio Tarw
- 3 Laguna Health & Spa
- 4 JD Gym Cardiff

BARS

- 5 Dock Feeder
- 6 The Dead Canary
- 7 Rum & Fizz
- 8 Flight Club

Churchill House

17 Churchill Way,
Cardiff
CF10 2HH

SHOPPING

- 9 John Lewis
- 10 St David's 1
- 11 St David's 2
- 12 Queen Street

RESTAURANTS

- 13 Daffodil
- 14 Mason de Boef
- 15 Ivy
- 16 Giovanni's

COVINIENCE

- 17 Supermarket
- 18 Parking
- 19 Hairdressers
- 20 Barbers

CAFES

- 21 Bike Block
- 22 200 Degrees
- 23 Bru
- 24 Coffee Planet

--- 5 minutes walking zone
- - - 10 minutes walking zone

FLEXIBLE SPACES

Located in the heart of Cardiff city centre, Churchill House offers flexible office spaces ranging from 2,000 to 6,000 sq ft, available furnished or furnished to suit your business needs.

Designed with adaptability in mind, the building features newly renovated shared areas, including modern boardrooms and executive lounge, creating a professional and collaborative working environment.





Floor 1 West Suite A





Floor 1 West Suite B



Floor 2 West Suite A



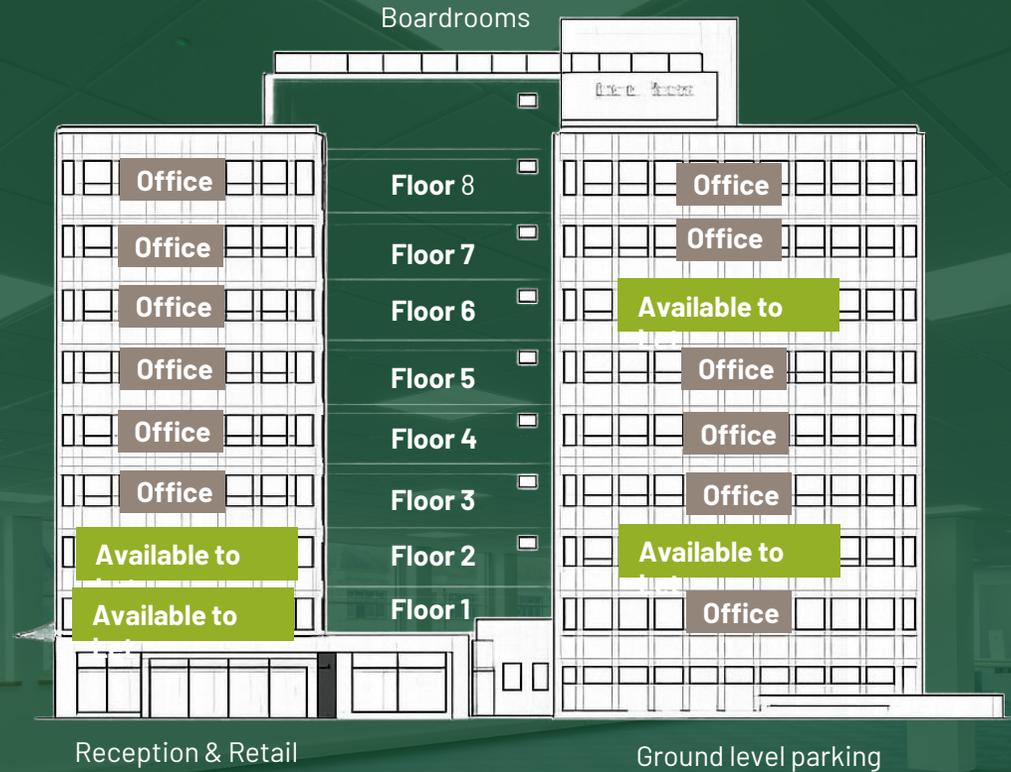
Floor 6 East Suite



RENTAL OPTIONS

A range of suite sizes is available, accommodating teams from 15 desks up to 6,000 sq ft.

Flexible floorplates allow spaces to be configured to suit individual requirements, with options from **2,000 to 6,000 sq. ft** and the ability to combine or subdivide as needed.



LET'S TALK ABOUT SPACE



ROB
BIRCH

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Terms: The offices are available to let on new effective FRI leases with a building service charge. Rent available on application. **Business 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. **Service Charge:** The tenant will be required to pay a service charge based on their pro rata occupation of the building. **VAT:** The property is elected to VAT that is payable on rent and service charge. **EPC:** Energy Performance Certificate(s) will be available, on completion of the refurbishment works. **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. **Dates:** Brochure February 2026, Photography January 2026.