



CHURCHILL HOUSE

Exceptional Office Space in the Centre of Cardiff

To let: 2,000 – 6,000 sq. ft

Churchill House, 17 Churchill Way, Cardiff CF10 2HH



CHURCHILL HOUSE

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, driven in part by the transformation of the Canal Quarter, Churchill House remains a symbol of progress. A building designed to anchor ambition, adapt to the needs of modern businesses, 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.

CHURCHILL HOUSE



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 for tenants and client meetings.

Stage two will transform the arrival experience, creating shared spaces and new end-of-trip facilities.



THE
CHURCHILL
LOUNGE

Reception

CHURCHILL HOUSE



Tenants Lounge





Office Floors



Boardrooms



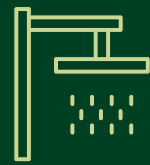
Amenities & Facilities

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.

Wellbeing & Partnerships

- Wellness programmes
- Fitness / mental health integrations
- Sustainability initiatives
- Tenant engagement platform
- Local business partnerships



Showers & changing



Secure bike storage



High-speed connectivity
Fibre Ready



Breakout areas



Concierge
/ on-site management



Sustainability features

A range of suite sizes is available, accommodating teams from 15 desks up to 60 staff.

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.



Your workspace solution



Every business works differently -

That's why Churchill House offers three 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.

- ✓ Option 1 - Work Ready (Fully Fitted)
- ✓ Option 2 - Cat A Plus (Boardroom & Kitchen)
- ✓ Option 3 - Cat A (Open Plan, Ready for Tenant Fit-Out)

A variety of office fitout options to suit your needs

Options for fully fitted and furnished, partly fitted and cat A.

Option 1 - Work Ready (Fully Fitted)



Option 2 - Cat A Plus (Boardroom & Kitchen)

Furniture Options Available



Option 3 - Cat A (Open Plan, Ready for Tenant Fit-Out)



Perfectly Positioned in the Heart of Cardiff

Churchill House is ideally positioned adjacent to Queen Street Station and just a short walk from St David’s Shopping Centre. Surrounded by an exceptional range of amenities, from fitness and wellness facilities to cafés, restaurants, shopping and everyday conveniences, everything your team needs is within easy reach.

Fitness

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

Restaurants

- 1 Daffodil
- 2 Mason de Boef
- 3 Ivy
- 4 Giovanni’s

Bars

- 1 The Dock Feeder
- 2 The Dead Canary
- 3 Rum & Fizz
- 4 Flight Club

Convenience

- 1 Supermarket
- 2 Hairdressers
- 3 Barbers
- P Parking

Shopping

- 1 John Lewis
- 2 St David’s 1
- 3 St David’s 2
- 4 Queen Street

Cafes

- 1 Bike Lock
- 2 200 Degrees
- 3 Bru
- 4 Coffee Planet



On foot

- 1 min - Queen St Station
- 10 mins - Cardiff Castle
- 15 mins - Cardiff Central Station



By bike

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

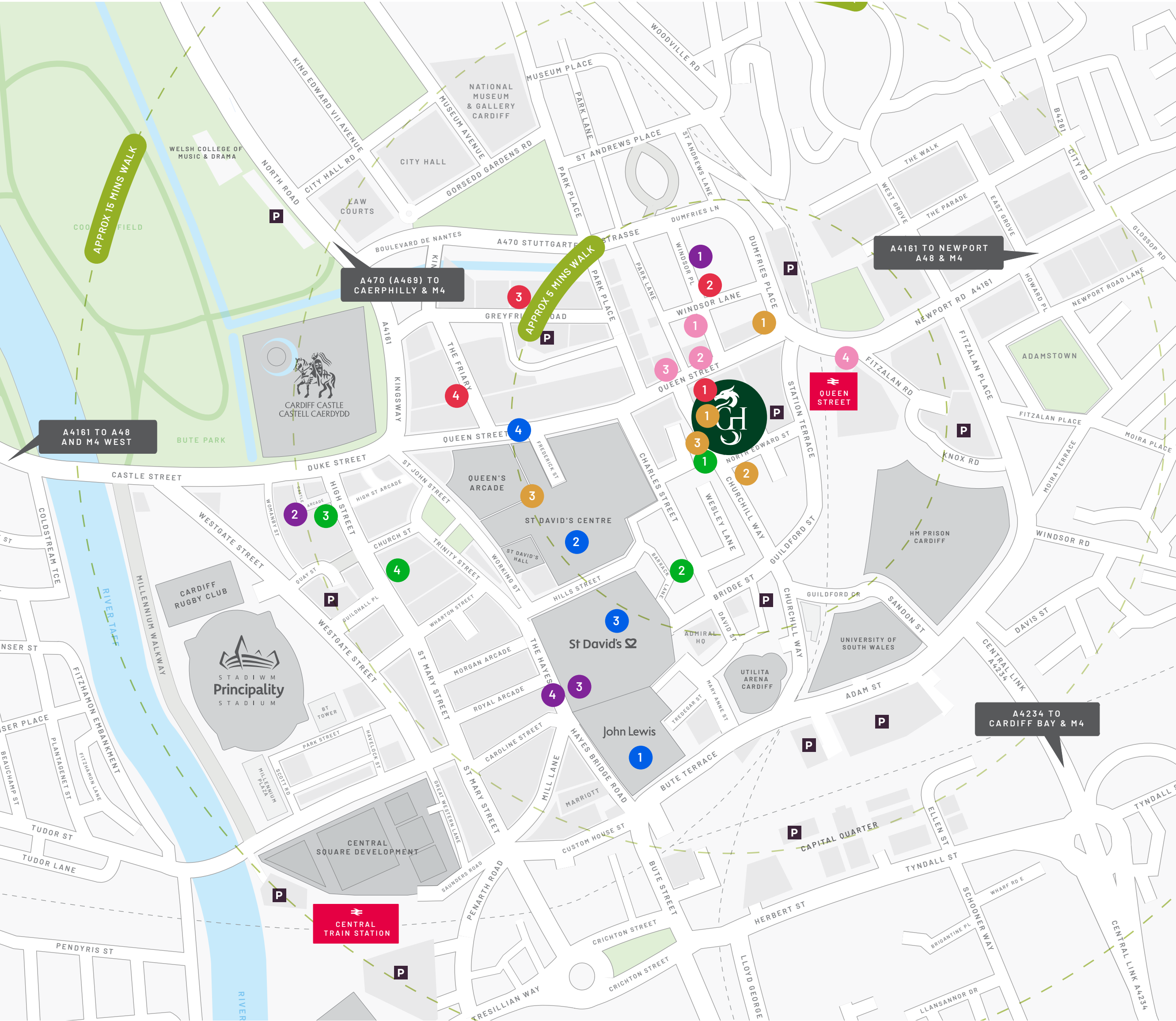


By train

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

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///gates.reveal.lake
what3words.com



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.

Let’s talk

For further information and to arrange an inspection please contact our retained agents:



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