

# TO LET

18,500 sq ft High Quality Office  
Building with Parking  
**From £10 per sq ft**



## ST MARYS HOUSE

47 Penarth Road, Cardiff CF10 5DJ

Located 275 metres from  
Cardiff Central Railway Station

**URBANCENTRIC**





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## DESCRIPTION

St Marys House is a detached, four storey office building, extending to approximately 18,500 sq ft with a top floor roof terrace.

The property has recently been refurbished, including the addition of a new pedestrian entrance onto Trade Street, which leads to a large reception as well as providing access to the on-site amenities, comprising, showers, male, female and disabled W.C.'s as well as the secure undercroft car and cycle parking area.

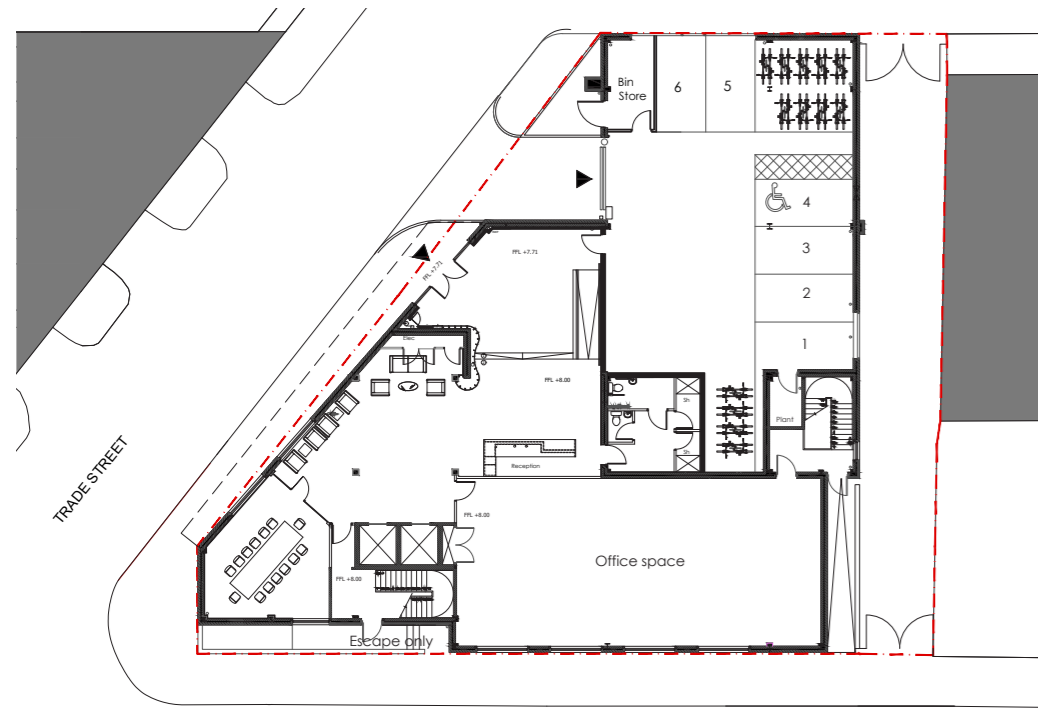


Reception area

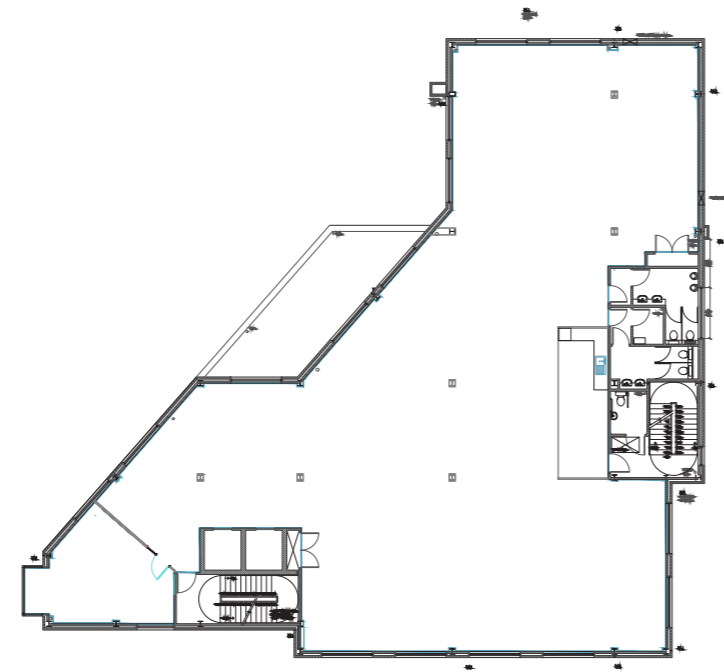


## FLOOR PLANS

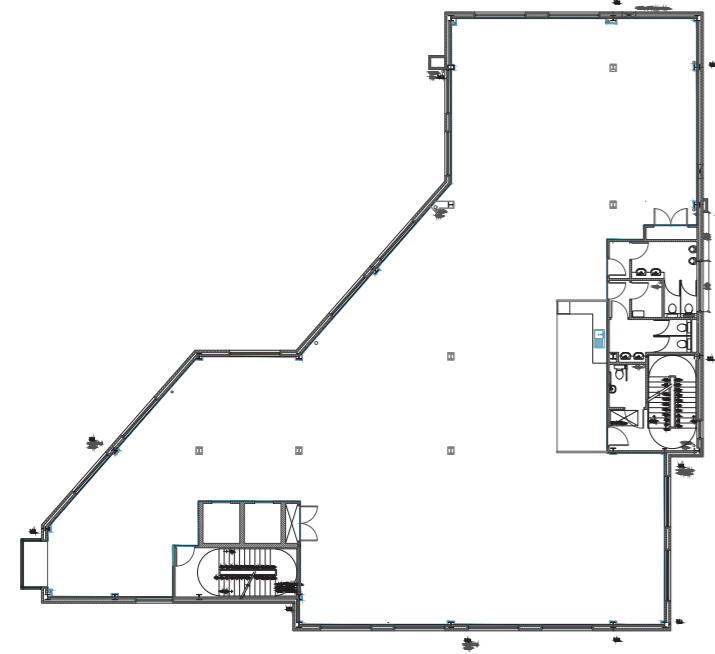
For indicative purposes only, Do not scale



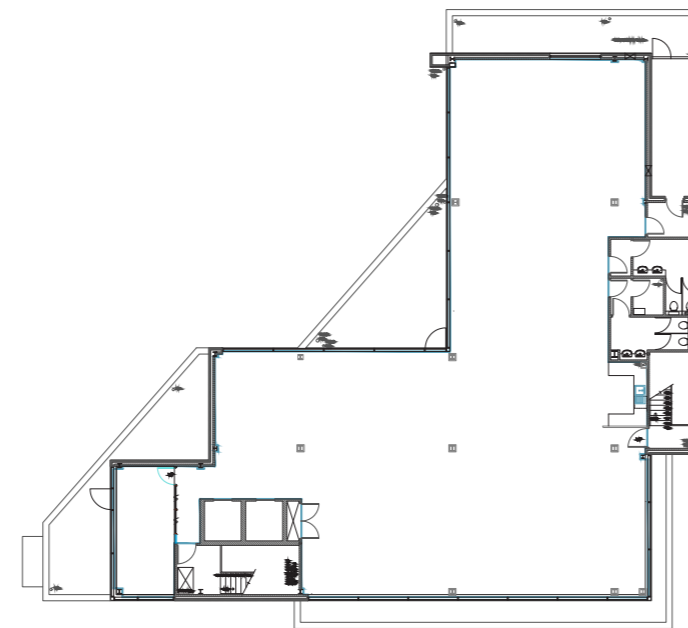
Ground floor



First floor



Second floor



Third floor

## ACCOMMODATION

The building provides the following IPMS3 floor areas:

Floor	Sq m	Sq ft	Availability
Third floor - Office area	378.8	4,077	Available
Second floor - Office area	510.4	5,494	Available
First floor - Office area	510.4	5,494	Available
Ground floor - Office area	145.8	1,569	Available
Ground floor - Meeting room	33.5	360	Available
Reception	142.3	1,533	
<b>Total</b>	<b>1,740.4</b>	<b>18,527</b>	<b>Available</b>



The office is available as a whole or on a floor by floor basis.



Typical floor



## VIEW FROM THIRD FLOOR OFFICE

### CENTRAL QUAY REGENERATION PROJECT SITE

- |                        |                      |                           |
|------------------------|----------------------|---------------------------|
| 1 BTR Scheme           | 5 One Central Square | 9 Cardiff Bus Interchange |
| 2 BTR Scheme           | 6 Two Central Square | 10 Gramercy Tower         |
| 3 BTR Scheme           | 7 NCP Car Park       | 11 St Patricks House      |
| 4 Principality Stadium | 8 BBC                |                           |



Aerial view

## LOCATION

St Marys House is located in the heart of Cardiff city centre with views of the impressive Central Square scheme as well as being within a 2 minute walk from Cardiff Central railway Station and transport hub. The proposed new Cardiff Cross Rail Station is planned to be located in the current Central Station car park, providing a direct link to Cardiff Bay.

The property benefits from a direct entrance onto Trade Street, which provides a complementary mix of uses, including office, education and residential as well as support amenities, including coffee shops, restaurant and barbers. In addition, Central Quay is located opposite the property, which is the City's next phase of regeneration and new 695 space car park, providing a mixed use scheme with the first phase of residential currently under construction. The Central Quay development is planned to include bars and restaurants overlooking the River Taff.



Indicative image of Central Quay regeneration project





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## FURTHER INFORMATION



**RENT:**  
From £10 per sq ft



**EPC:**  
St MARYS House has a rating of C(60)



**LEGAL COSTS:**  
Each party to bear its own legal costs



**ANTI MONEY LAUNDERING**  
Tenants will be required to provide proof of identity information in order that Anti-Money Laundering check can be undertaken, before an offer can be accepted



**BUSINESS RATES**  
Please be advised that all interested parties should make enquiries direct to the local authority

## CONTACT

For further enquiries, please contact the following:

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Disclaimer: Savills, Fletcher Morgan for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of All parties has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken; e. unless otherwise stated, all prices are quoted exclusive of VAT, if applicable; f. reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Copyright © 2025 Urbancentric. All rights reserved. Designed by 86k.co.uk. July 2025



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