

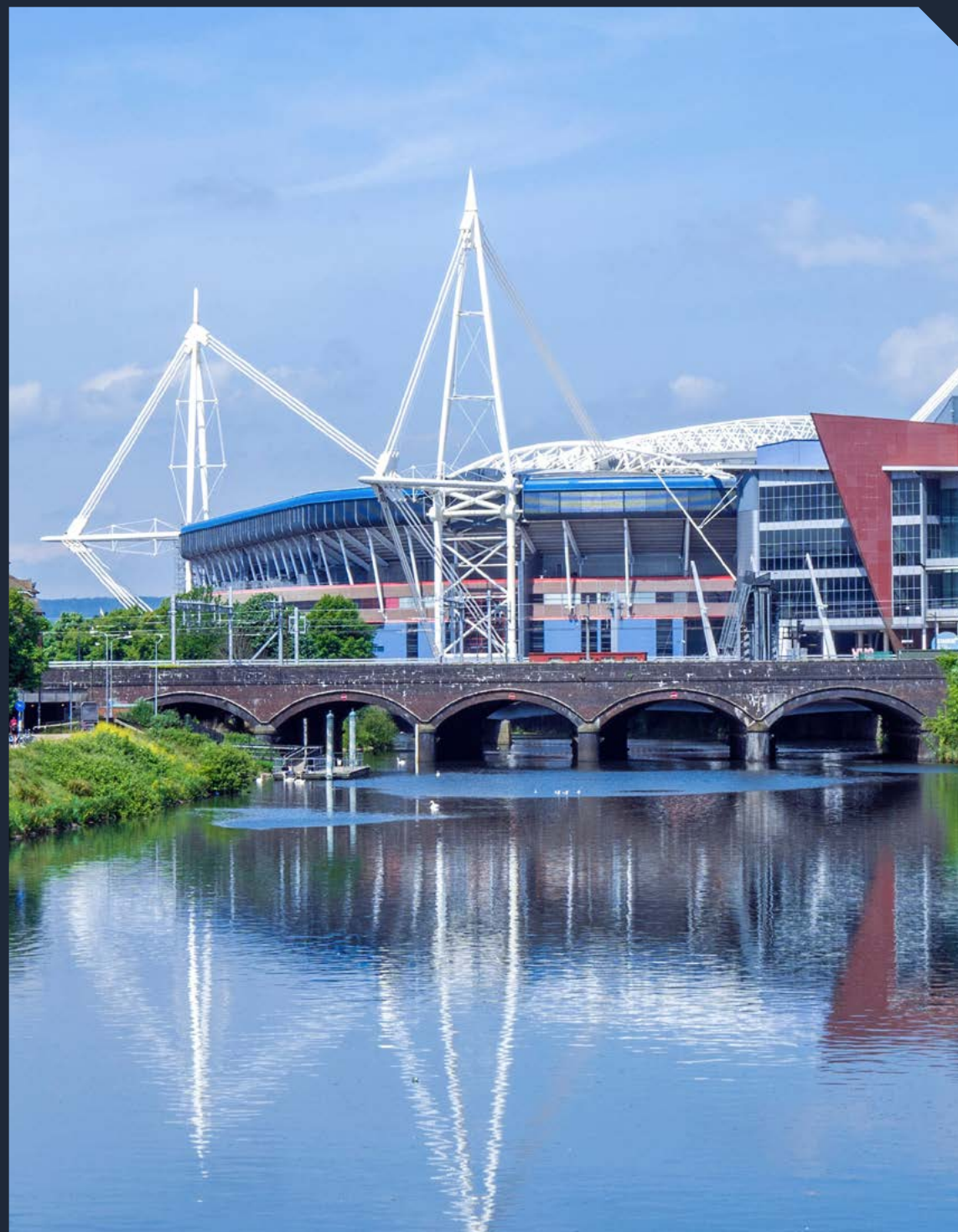
101 St Mary Street, Cardiff, CF10 1DX

Golate House

Prime office location offering
refurbished versatile space

View space







Prime Central Location

The property is located in an exceptional position within Cardiff City Centre. Cardiff Central Station Bus Interchange and Central Square are located approximately 5 minutes walk to the South with the Principality Stadium and Cardiff Castle both within easy reach. The building is well placed for all of the city centre amenities including shops, bars and restaurants, many of which are located on St Mary Street and High Street. The Hayes and St Davids, Cardiff's premier retail shopping precinct, are also conveniently close by. The Westgate Street NCP is the closest public car park to the property, only a 2 minute walk away.


5 minute walk from

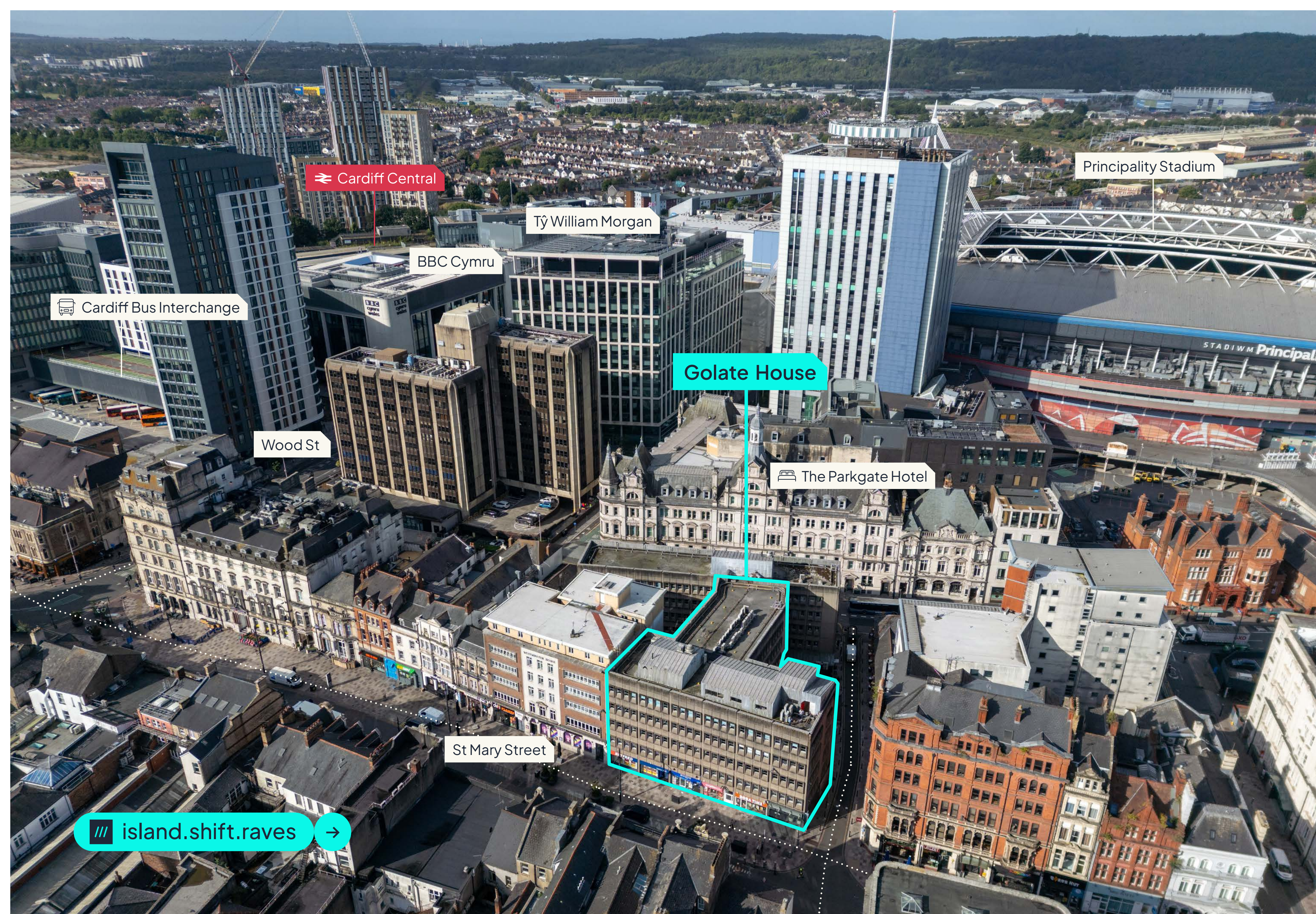
 Cardiff Central Station

4 minute walk from

 St Davids shopping centre

2 minute walk from

 NCP Car Park
With other nearby parking available



Cardiff Central

Tŷ William Morgan

BBC Cymru

Principality Stadium

Cardiff Bus Interchange

Golate House

Wood St

The Parkgate Hotel

St Mary Street

island.shift.raves →



Prime position in
Cardiff City Centre



Close to
Bars and Restaurants



Connected to Cardiff's
Metro
»»Metro

Space that works for you

Golate House provides accommodation over basement, ground and four upper floors. The reception has been recently refurbished and provides access to the office accommodation on each floor via two passenger lifts.

The available suites are located on the 1st and 2nd floors. The 1st floor has been fitted out to provide a range of meeting rooms, open plan offices and kitchen breakout area.

The 2nd floor provides more contemporary space with exposed services. The layout provides a mix of open plan space, meeting rooms and modern kitchen breakout area. There is also furniture in place which is available for use by the ingoing tenant.



Open plan offices with meeting rooms and kitchen breakout area

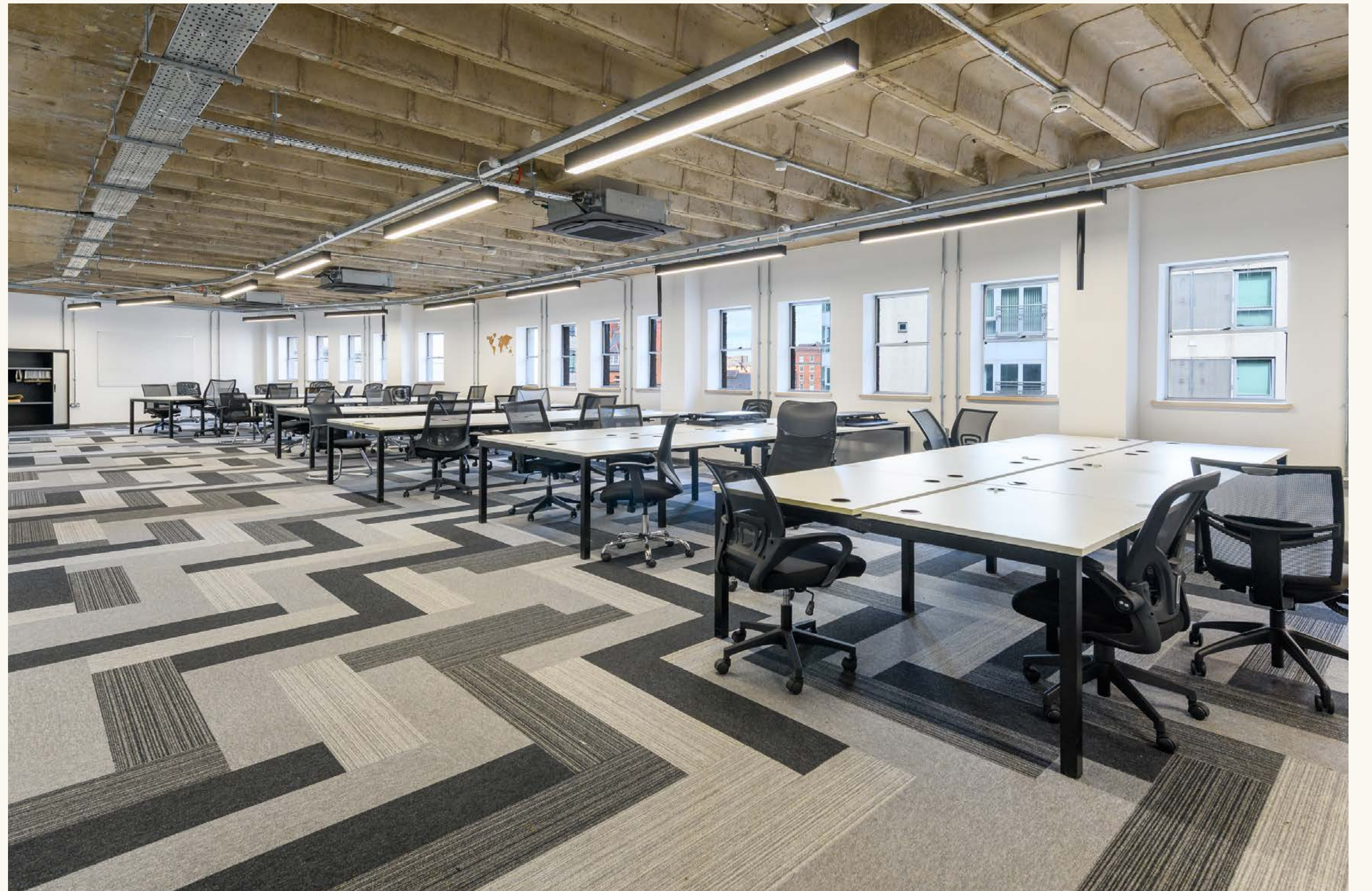


Showers and WC's are situated within the floor plates and demised to each tenant



Each floor benefits from 3 parking spaces





Specification



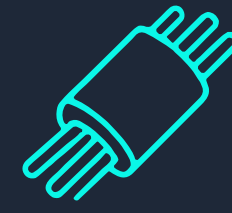
LED Lighting with
Additional Feature
Lighting



Heating/Cooling
(2nd floor)



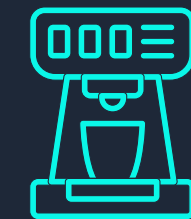
Gas Central
Heating (1st floor)



Perimeter
Trunking



Meeting Rooms



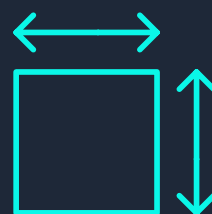
Kitchen/
Breakout Area



Exposed Soffit
+ Suspended
Ceiling (in part)

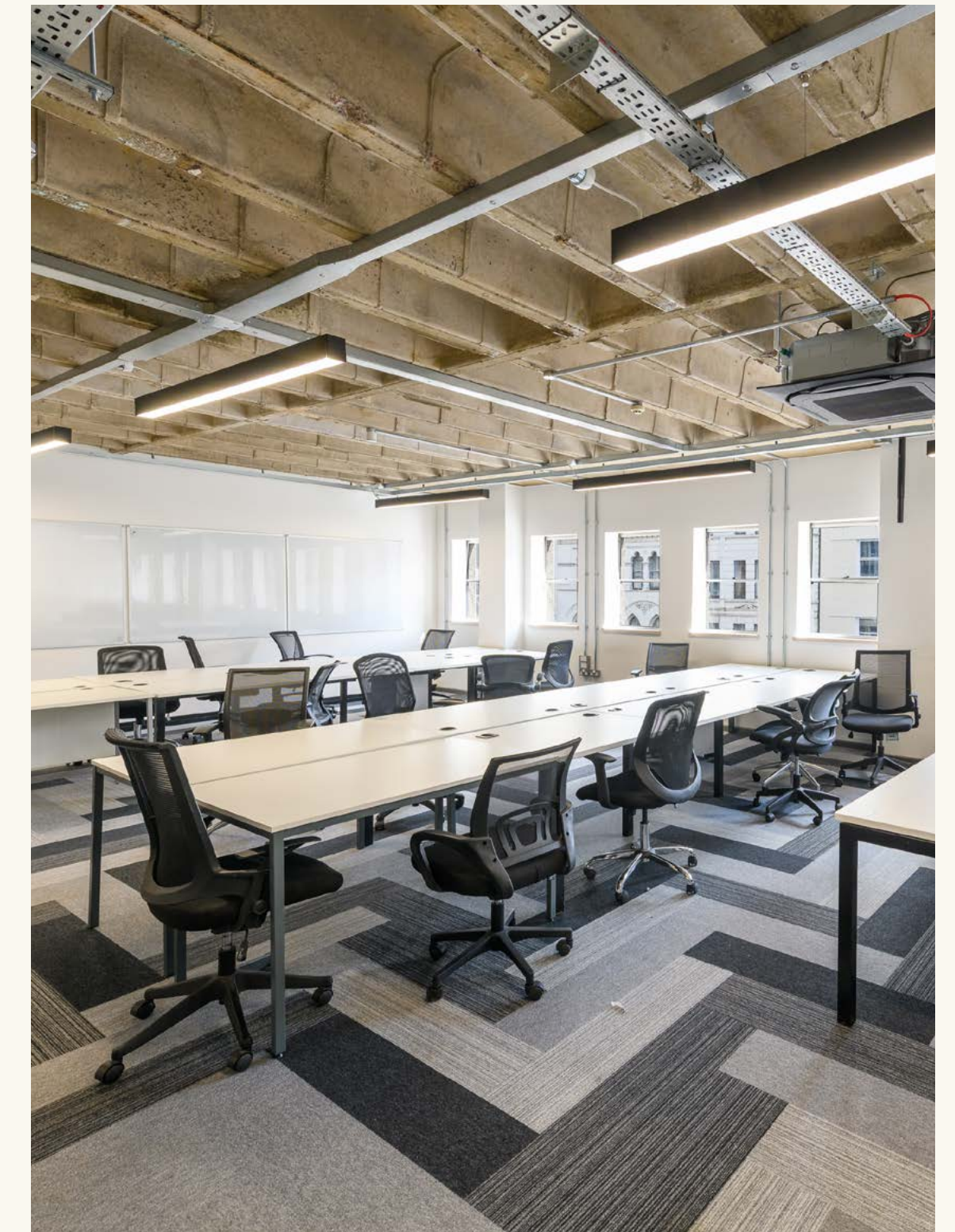
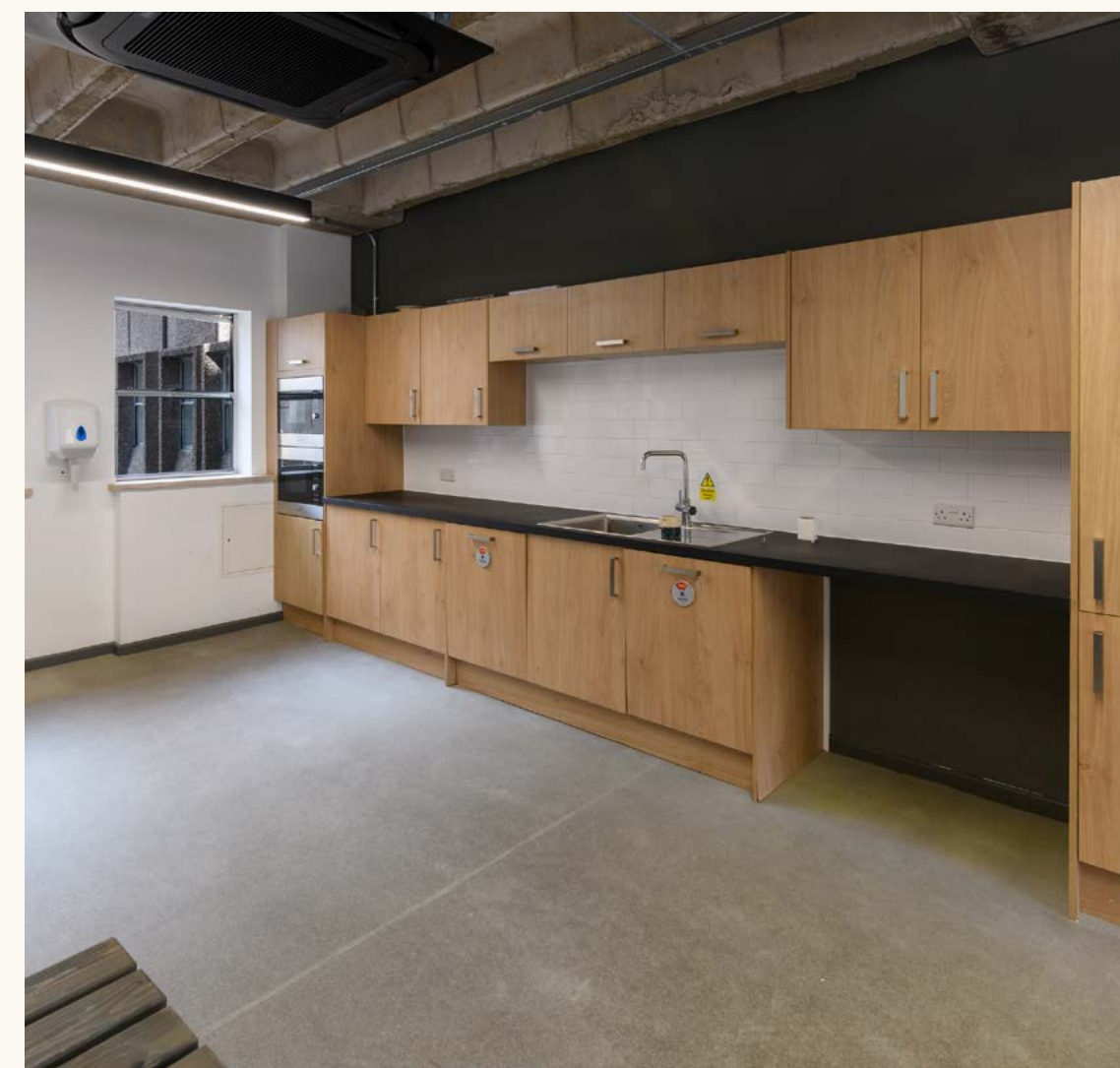


Kitchen/
Breakout Area



Total Floor Space
12,922 ft / 1,200.50 sq m

[See floor plans](#) →



Accommodation

First Floor

• 6,461 ft / 600.25 sq m

• Available

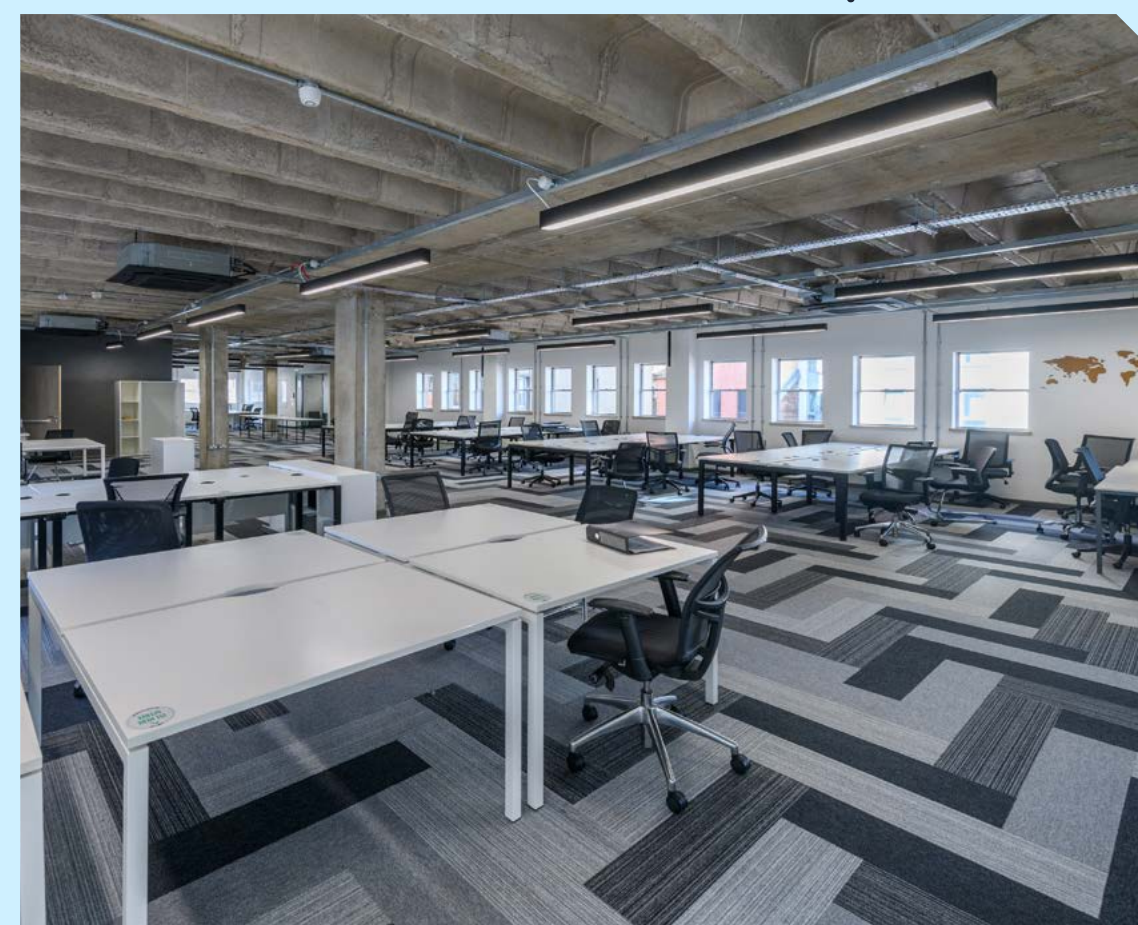
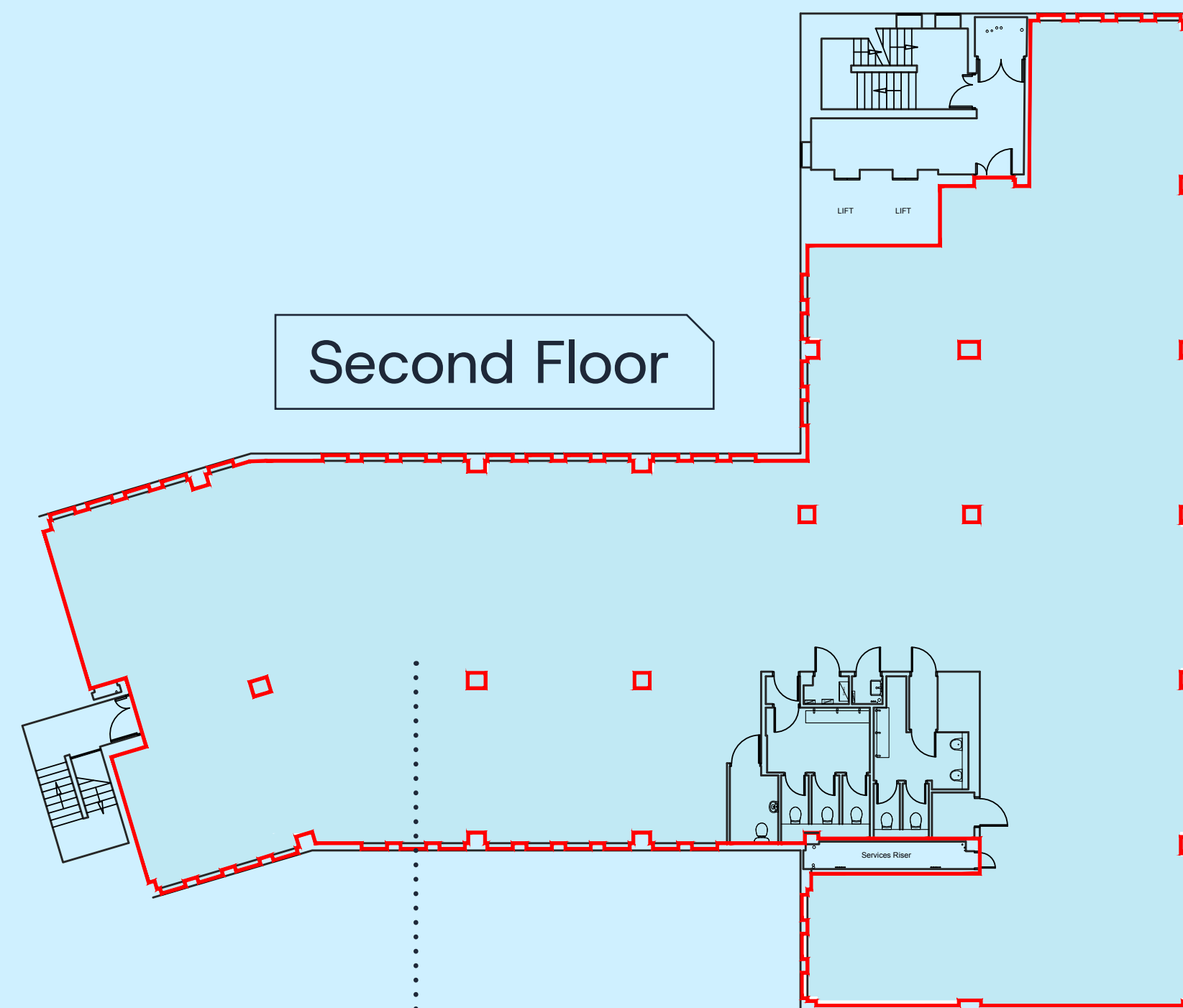
Second Floor

• 6,461 ft / 600.25 sq m

• Available

Total

• 12,922 ft / 1,200.50 sq m



Terms

The offices are available by way of a new lease for a term to be agreed. Further details on request.

EPC

B36 rating.

Service Charge

A service charge will be payable. Further details on request.

Business Rates

The incoming Tenant will be responsible for the business rates payable. Further details on request.

Viewings

Strictly via Savills or Knight Frank.

Legal Costs

Each party to bear their own legal costs.

Further information

Contact

For further information please contact:



Gary Carver

Mobile: 07972 000171
gcarver@savills.com

Will Evans

Mobile: 07870 999243
will.evans@savills.com



Mark Sutton

Mobile: 07919 395593
mark.sutton@knightfrank.com

Tom Eddolls

Mobile: 07976 730173
tom.eddolls@knightfrank.com

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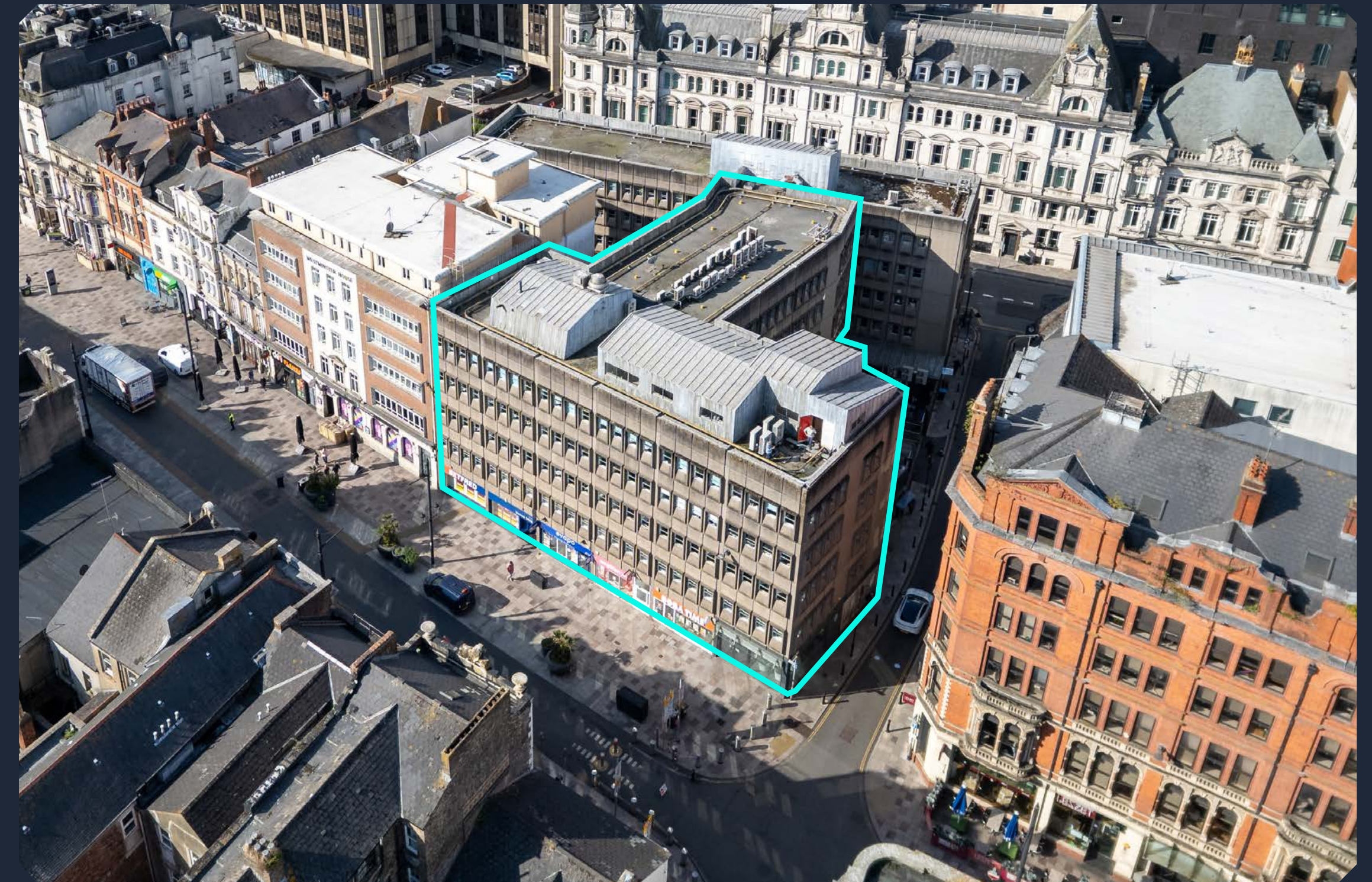
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Brochure: September 2025 | Photography: August 2025

Designed and produced by Martin Hopkins – 029 2046 1233 – martinhopkins.co.uk



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