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The BBC Building will be one of the most technically advanced buildings of its kind in the UK



! REGIONAL SPOTLIGHT



By Rhys James,
Head of Cardiff
Office

The regeneration game

Cardiff’s city centre has been undergoing a remarkable transformation and this is set to continue due to existing plans to regenerate the city’s Central Square in an ambition to create one of the most modern business developments in the UK.

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The Central Square regeneration scheme is expected to create 10,000 new jobs

In the next three to five years, and driven by Cardiff-based commercial property developer Rightacres Property, one million+ sq ft of new office, residential and retail space will be built and will adjoin Cardiff Central Station and the 72,000 seat Millennium Stadium. The regeneration plan represents a great catalyst for the transformation of Cardiff’s profile and its capacity to attract additional investment.

Central Square is also a priority for

the Council as it will create a great gateway to Cardiff and the rest of the country.

The first phase of the project includes the development of two buildings – the proposed 150,000 sq ft BBC Wales HQ and the 135,000 sq ft office development, One Central Square. This much-needed redevelopment has numerous other benefits beyond breathing new life into the run-down Cardiff Central Station area.

BBC HQ Letting

The BBC HQ letting of 150,000 sq ft of offices was the largest office letting of 2015/16 in South Wales and provided the essential catalyst needed to kick start and provide credibility to the regeneration of Central Square.

The BBC building has been designed by world renowned architects Foster & Partners; it has a stunning design and appearance and when completed it will be one of the



BBC station approach

most technically advanced buildings of its kind in the UK.

A significant element of the commitment by Rightacres Property Co Ltd was reaching detailed agreement with Cardiff City Council on the provision of extensive and high quality public realm areas within the wider Central Square area and with Network Rail on details of access and egress to the station concourse and the details of crowd control on match days at the adjoining Millennium Stadium.

The regeneration potential has been well publicised and the scale and quality of the Master Plan proposals are clearly being appreciated as an unrivalled level of tenant demand for differing uses materialises. As well as helping Cushman & Wakefield to pre-let

“ It is anticipated that 50,000 members of the public will visit or work from the BBC building each year

almost all of the first 135,000 sq ft office building, current progress also includes:

- Pre-letting of the second office building of 130,000 sq ft
- Central Square being on a shortlist of three for the GPU's office hub of 350,000 sq ft
- Detailed consideration is being given to two new 220-beds and 150-beds hotels within the Central Square scheme
- Central Square being the preferred location for a 300 apartment PRS scheme by a major UK investor
- The Interchange phase which will extend to some 400,000 sq ft and will incorporate a new Central Bus Station, ground floor retailing, upper floor offices and escalator links to Cardiff Central Railway Station

- Network Rail applying for government funding for c. £45m to upgrade the whole concourse area of Cardiff Railway Station to transform it with new retailing and A3 space, to make it a more memorable and appealing experience for all visitors coming to and from Cardiff by rail.

So the regeneration of this high-profile area of Cardiff City Centre now has some real impetus behind it – the commitment to the BBC HQ was the essential catalyst which enabled the project to commence and which is already helping to bring forward the subsequent phases of development at a rapid pace.