

First images inside L&G's new headquarters in the centre of Cardiff

The first internal images of Legal & General's new 120,000 sq ft headquarters in Cardiff have been revealed.

The under construction building, which forms part of the Interchange scheme at the wider Central Square development in the centre of the city, will have capacity for 1,800 staff. While adopting a hybrid working model it will bring staff at its current offices in the city at Knox Court and Brunel House under one roof.

The financial services giant will take possession of the building in December next year and will start to move staff in from the end of Q1 2023.

Designed by Holder Mathias Architects the building will provide flexible spaces for collaboration, with almost half of the office dedicated to formal and informal meeting space. Technology incorporated will enable hybrid ways of working, as well as the monitoring of building usage and energy performance in real-time.



CGI of L&G's new HQ



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The office design provides a variety of spaces for different types of work, from open collaboration space to quiet areas for focused tasks. Design features include a three-storey living wall in reception, a 140-seat auditorium with screen for physical and virtual events, and a rooftop terrace affording views across the city and beyond..

In line with L&G's wider commitments to ESG (environmental, social and governance), the office fit out will target net zero carbon, as well as the BREEAM outstanding standard for sustainable design. Sustainable and locally-sourced materials, including carpets made from recycled fishnets, have been used throughout the building.



A computer-generated image of the new transport interchange
(Image: Rightacres)

Technology including air source heat pumps, renewables and a natural air-cooling system mean the building will be able to operate without relying on fossil fuels.

The office fit out alone deliver an estimated £9m of social value to the surrounding area. While it has move td hybrid working model it said it couldn't say at this stage how many staff will be in the building at any one time.

The HQ forms the office element of the Interchange scheme, being delivered by Rightacres Property, that will also see a new 14-bay bus station for the city and 318 buito rent apartments for L&G Homes.

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Heather Andrews, director of employee experience at L&G said: “Our first principle has been to understand how our business and our people want to work in future, and what they need from an office space to help them perform at their best. By running surveys and focus groups, we’ve put our people at the heart of the office’s design, and created spaces that give them flexibility on where in the building they want to work, with who and how.”



CGI of L&G’s new HQ.

Carys Humphries, associate with Holder Mathias, said: “Working with Legal & General on their new Cardiff office has been very invigorating. Their unwavering commitment to deliver a

building which is both environmentally and socially responsible, has allowed us to pursue design concepts founded on the principles of well-being, biophilic and sustainable design.”

On completion of the scheme the property investment will be acquired by L&G’s Limited Price Inflation Fund having been forward funded by the group’s capital fund.

L&G as a tenant has agreed a 25-year lease. ISG is the main contractor on the Interchange scheme.

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