

UNITS FROM 1,250 SQ FT - TO LET

18,750 SQ FT NEW TRADE SCHEME ON 1.26 ACRES

029 2037 8921

fletchermorgan.co.uk

25 Park Place, Cardiff CF10 3BA



AVAILABLE
Q2 2026

SITE

NEWPORT ROAD
RETAIL PARK

Mercedes-Benz

ZIP
by Premier Inn

euro
COMMERCIALS

Wickes

CLAY
&
ROCK

Evans Halshaw

A4232

Fletcher
Morgan

Morrisons

TACO
BELL

METRO
BANK

NEWPORT
ROAD

A4161

Dragon Trade Park, Norwich Road, Cardiff CF23 9AB

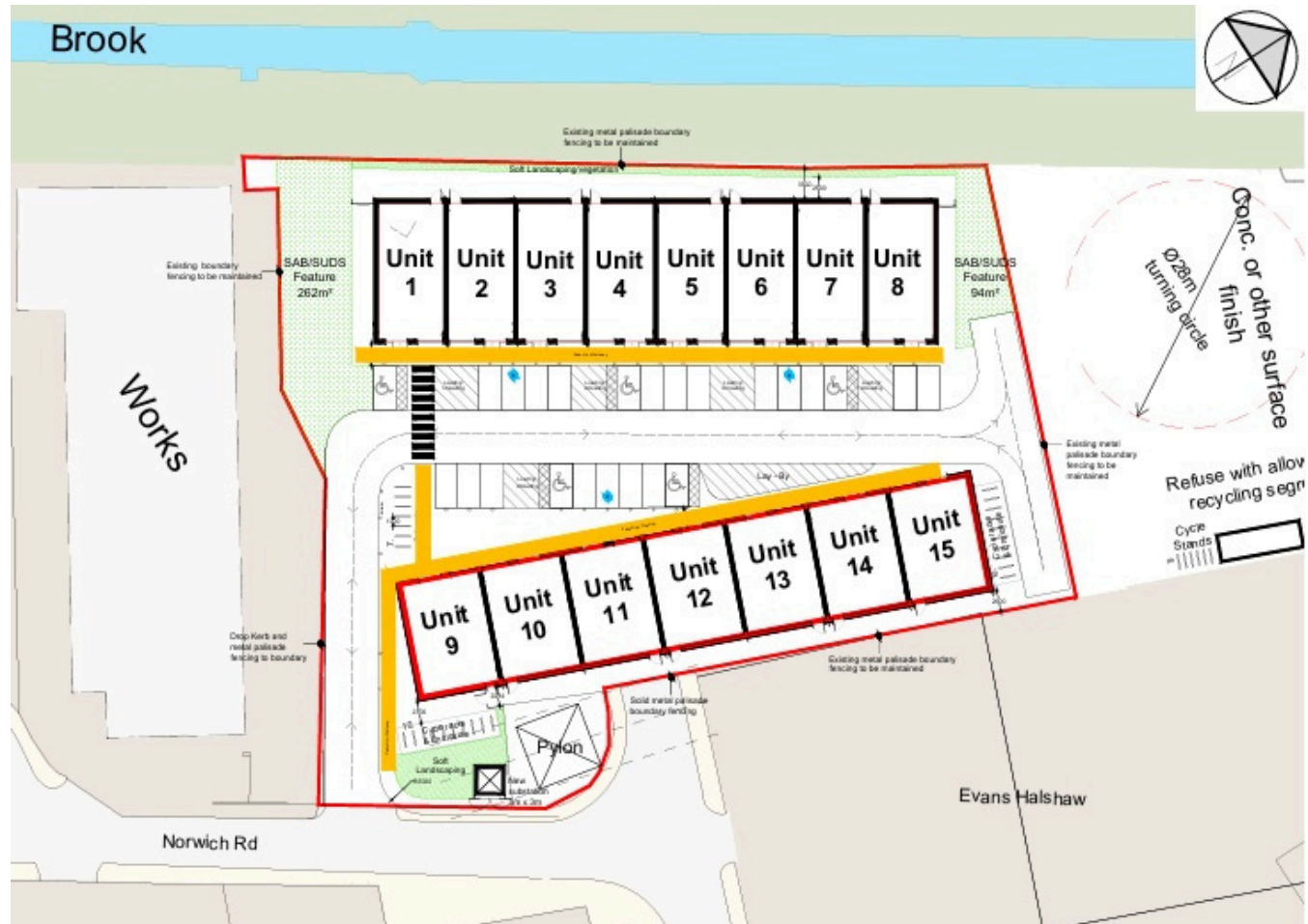
Accommodation

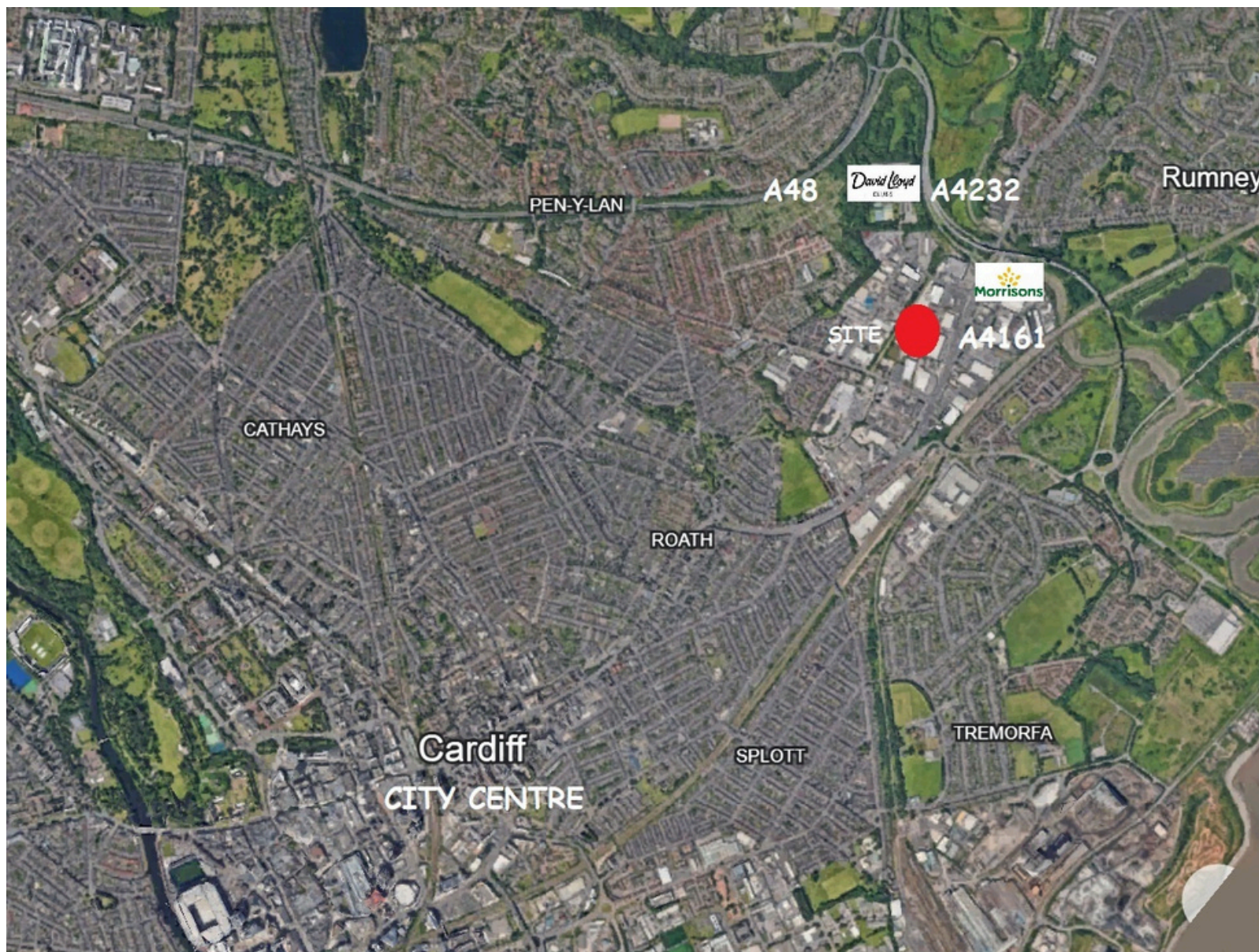
These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Unit 1	1,250 sq.ft.	116 sq.m.
Unit 2	1,250 sq.ft.	116 sq.m.
Unit 3	1,250 sq.ft.	116 sq.m.
Unit 4	1,250 sq.ft.	116 sq.m.
Unit 5	1,250 sq.ft.	116 sq.m.
Unit 6	1,250 sq.ft.	116 sq.m.
Unit 7	1,250 sq.ft.	116 sq.m.
Unit 8	1,250 sq.ft.	116 sq.m.
Unit 9	1,250 sq.ft.	116 sq.m.
Unit 10	1,250 sq.ft.	116 sq.m.
Unit 11	1,250 sq.ft.	116 sq.m.
Unit 12	1,250 sq.ft.	116 sq.m.
Unit 13	1,250 sq.ft.	116 sq.m.
Unit 14	1,250 sq.ft.	116 sq.m.
Unit 15	1,250 sq.ft.	116 sq.m.
TOTAL	18,750 sq.ft.	1,740 sq.m.

There are 24 parking spaces 5m x 2.6m for cars and vans including 5 accessible spaces.

Site Area 1.26 Acres (0.51 Hectares)





Location

Dragon Trade Park is located on Norwich Road directly off Newport Road, one of the main arterial routes to the east of Cardiff City Centre which in turn provides access to the M4 via the A48(M) approximately 1 mile to the east.

The area is a mixed retail and trade location with numerous notable occupiers located in the vicinity including: **Morrisons, Marks & Spencer, Matalan, B&M, Wickes DIY, Metro Bank, Halfords, Storage Giant, KFC, David Lloyd**, amongst others.

Trade occupiers in the vicinity include: **Screwfix, Toolstation, City Plumbing, Mandarin Stores, Graham Plumbers Merchants, etc.**

The subject development is located on Norwich Road adjacent to **Brandon Tool Hire and Evans Halshaw (Ford Dealership)**.

Description

Dragon Trade Park will comprise 18,750 sq.ft. of modern units in up to 15 units suitable for a variety of uses including: light industrial, trade counter, showroom, quasi retail use (subject to planning). Units will be available from 1,250 sq.ft.

Tenure

The properties will be available by way of new Full Repairing and Insuring Leases and subject to a service charge.

Specification

The unit will be provided to a shell specification which will briefly include:

- Clear span portal frame with a minimum eaves height of approx 6m
- Aluminium framed double glazed door with side screen
- Smooth finish power floated concrete floor
- Floor loading - ground floor [TBC] KN/sqm
- 3 Phase Power, mains water and gas available for connection
- Electronically operated roller shutter doors
- WC/kitchen facilities
- Potential to accommodate mezzanine floor
- Shared secure yard/parking
- 24 parking spaces on site

NB - The specification may be subject to variation during the design and planning process.

Rent

On application

Rates

Interested parties are advised to rely on their own enquiries to relevant Local Authority Rates Department.

Energy Performance Certificate

Energy Performance Certificate will be produced upon completion of the development.

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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