

TO LET

NEWLY REFURBISHED COMMERCIAL UNITS

DISTINCTIVE, CHARACTERFUL BUILDING ON THE EDGE OF THE CITY CENTRE

029 2037 8921



fletchermorgan.co.uk



28 Park Place, Cardiff CF10 3BA



Anticipated Practical Completion Date
November 2026

**Fletcher
Morgan**



Albert Quarter, 9 - 22 Moira Terrace, Cardiff CF24 0EJ



Accommodation

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

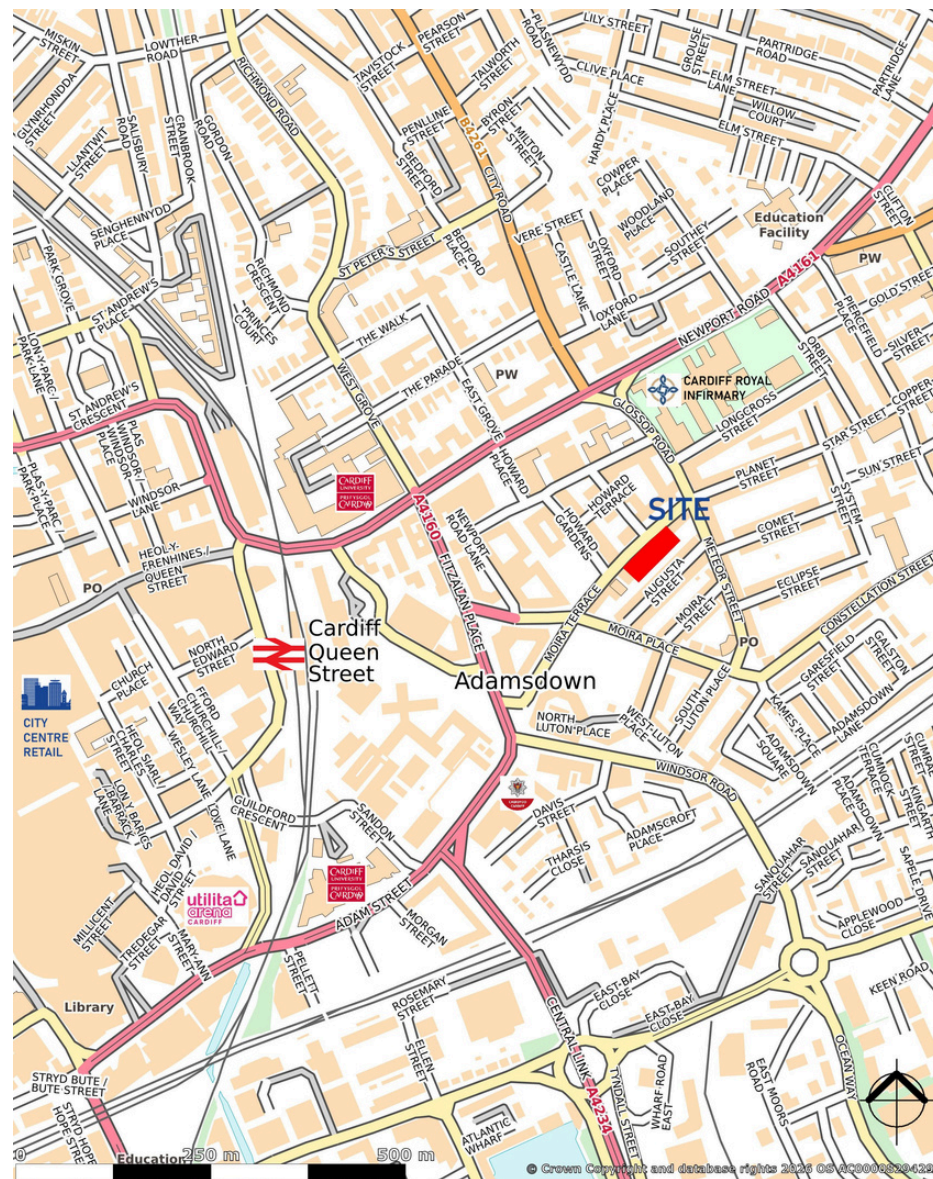
Unit 1	559 sq.ft.	52.0 sq.m.
Unit 2	456 sq.ft.	42.4 sq.m.
Unit 3	649 sq.ft.	60.3 sq.m.
Unit 4	452 sq.ft.	42.0 sq.m.
Unit 5	538 sq.ft.	50.0 sq.m.
Unit 6	924 sq.ft.	85.9 sq.m.
Unit 7	888 sq.ft.	82.5 sq.m.
Unit 8	495 sq.ft.	46.0 sq.m.
Unit 9	538 sq.ft.	50.0 sq.m.
Unit 10	543 sq.ft.	50.5 sq.m.
Unit 11	506 sq.ft.	47.0 sq.m.

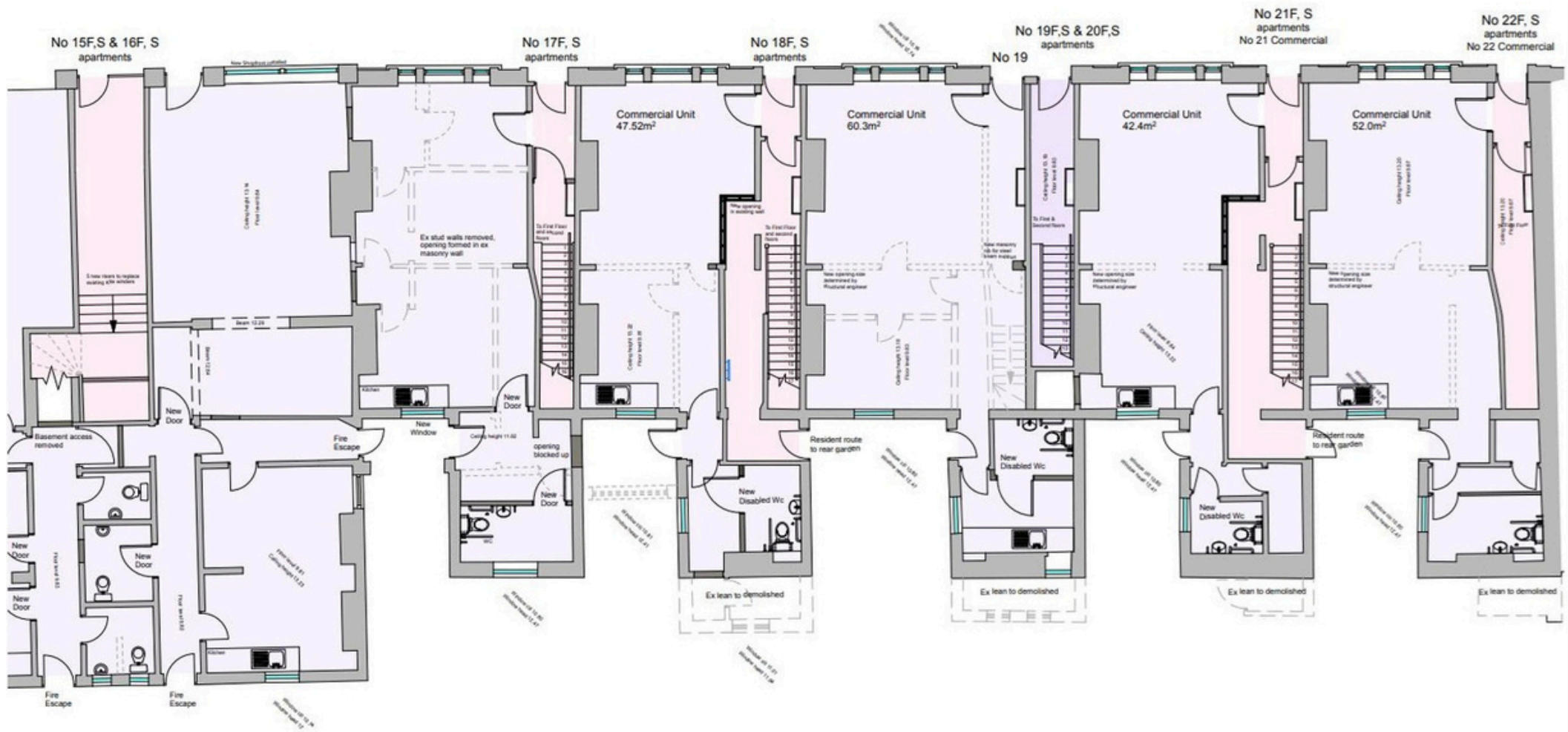
Rent

	Rent per annum (exc VAT)
Unit 1	£12,000
Unit 2	£11,000
Unit 3	£14,000
Unit 4	£11,000
Unit 5	£12,000
Unit 6	£16,000
Unit 7	£15,750
Unit 8	£11,500
Unit 9	£12,000
Unit 10	£12,000
Unit 11	£11,750



Rear View CGI







Location

The new Albert Quarter is situated on Moira Terrace, within a few hundred yards of Newport Road and Cardiff City Centre. The surrounding area comprises a mix of traditional residential housing, student accommodation (approximately 1,500 beds), and office space.

The units are directly opposite Cardiff Royal Infirmary and are in close proximity to Newport Road and City Road, which host a number of businesses including Natural Resources Wales, Howells, GMB Wales, and Cardiff University.

Queen Street Train Station is within a five-minute walk and is considered the main commuter station for residents travelling from the suburbs into the city.

Description

Albert Quarter is a distinctive residential development that celebrates the seamless fusion of Victorian heritage and contemporary living. The scheme comprises 24 apartments above 11 commercial units.

The ground floor commercial units benefit from flexible planning consent, with preferred uses including cafés, coffee shops, counter-service retail, offices, healthcare, and education. Planning information is available on request.

The units will have the following specification:

- Electric only
- Wall, floor and ceiling finishes
- Sockets and lighting
- Toilet
- Kitchen
- Entrance doors
- Glazed frontage

Rates

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

Tenure

The units will be available on a full repairing and insuring basis. Lease term to be considered.

VAT

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

Service Charge

Service charge, including proportion of the building insurance.

Costs

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

EPC

Available on completion of the development

What3Words

[bikes.chains.events](https://www.what3words.com/bikes.chains.events)

Typical Commercial Unit Example



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

Matthew Jones

029 2034 7054

07968 769325

[/MatthewJones](https://www.linkedin.com/company/fletchermorgan)

matthew.jones@fletchermorgan.co.uk



RICS

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only.

These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

17/06/2026

**Fletcher
Morgan**