

# TO LET

PROMINENT TRADE COUNTER/SHOWROOM UNIT

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



**Fletcher  
Morgan**



## Units 1&2 Dominion Way, Cardiff CF24 1RF

## Location

The property occupies a position on the left-hand side of Dominion Business Park, which itself is immediately adjacent to Newport Road, the main carriageway leading into Cardiff city centre from the east.

The building has frontage to the main spine road and is visible from the intersection and traffic lights with Newport Road. Cardiff city centre is approximately 2 miles to the west and the A48M is 3 miles to the east, leading to J29 and J30 of the M4.

The area benefits from an established public transport bus link running along Newport Road. There is a MFG EV charging station comprising 6 points, 650 metres from the business park.

Dominion Way Industrial Estate is home to national operators such as GSF Car Parts, Europcar, Wolseley and Arco.

## Description

The property comprises a steel frame building with brick elevations overlaid with profiled steel sheeting. To the front there are large glazed ground floor display windows.

Internally the accommodation presents well as a showroom and also provides:

- Ladies and Gents WC's
- Office accommodation
- Reception

## Accommodation

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

|        |                |              |
|--------|----------------|--------------|
| Unit 1 | = 5,471 sq.ft. | 533.34 sq.m. |
| Unit 2 | = 2,126 sq.ft. | 197.51 sq.m. |
| TOTAL  | = 7,597 sq.ft. | 730.85 sq.m. |

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £32,250 | Rates Payable = £16,190**

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

## Tenure

The subject property is available on a Full Repairing and Insuring basis, for a term to be agreed.

## Rent

**£43,500 per annum exclusive**

## Parking

The property benefits from car parking to the front of the building.

## Energy Performance Certificate

Unit 1 - C61 and Unit 2 - C54

## VAT

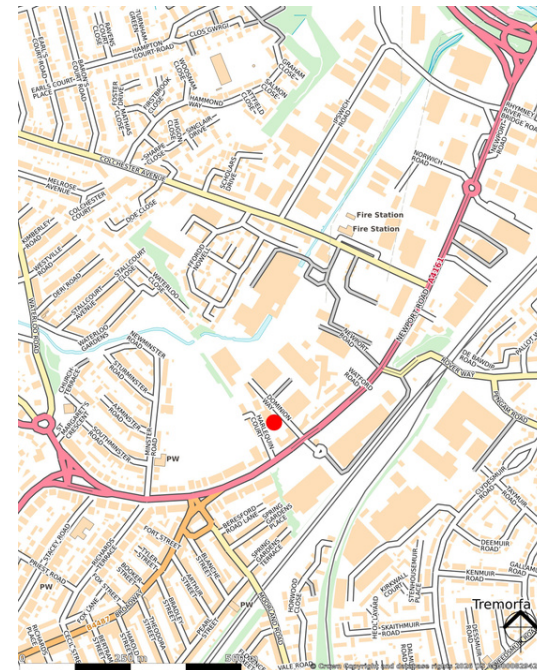
All figures quoted are exclusive of V.A.T. where applicable.

## Costs

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

## What3Words

[lift.agreed.sports](#)



## CONTACT

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