

# CARDIFF

TO LET | DESIGN & BUILD  
OPPORTUNITIES | SUBJECT TO PLANNING

0.81 hectare (2 acres)

Queensgate Land, Roath Dock Road,  
Cardiff, CF10 4DQ

Development Land

Cardiff's premier roadside  
development opportunity

Directly accessible off the  
A4232 Roundabout

Design & Build opportunities  
available on up to 2 acres

The Site

# Opportunity

The site totals approximately 2 acres of cleared, level, hard standing surfaced land.

It benefits from direct access and exceptional roadside frontage from the Queensgate Roundabout, one of Cardiff's busiest road networks with a combined daily passing traffic count of over 100,000 vehicles. Subject to the relevant ground works surveys and planning consent, the site is ready for development.

## Location

The site is situated in the Cardiff Bay area on the southern edge of Cardiff city centre and has excellent connectivity to Cardiff's main road network offering direct access to Junctions 29, 30, 32 and 33 of the M4.

The site is accessed via Roath Dock Road which is located directly off the Queensgate Roundabout, which is connected to the newly extended Eastern Bay Link Road (A4232) and existing Cardiff Bay Link Road, heading to Junction 33 of the M4 approximately 9 miles west and Central Link heading into Cardiff city centre approximately 1 mile to the north.

The surrounding locality is dominated by commercial uses. Cardiff Bay's primary shopping destinations, Mermaid Quay and the Red Dragon Centre, are only a few hundred metres away along with one of Cardiff's major tourist attractions, The Wales Millennium Centre. In addition, the site fronts Palmer Waterside, Cardiff Bay's primary office destination which includes the 1,239 capacity Pierhead Street Car Park.

**Road** M4 J29 – 14.7 km / 9.2 miles  
M4 J30 – 11.3 km / 7.0 miles  
M4 J32 – 10.6 km / 6.6 miles  
M4 J33 – 16.7 km / 10.4 miles

**Rail** Cardiff Central – 2.4 km / 1.5 miles  
Cardiff Bay – 1 km / 0.6 miles

**Air** Cardiff airport – 21.6 km / 13.4 miles  
Bristol airport – 80.5 km / 50 miles

## Services

Mains services consisting of electricity, water and drainage will all be available to the site.

## Access

An access route off Queensgate Roundabout and Roath Dock Road is already in place. This route is shown (annotated) by the dashed blue line on the aerial image opposite.



## Potential Uses - Subject to Planning

Various potential roadside uses could be acceptable on this site to include, but not limited to the following:

- + Retail
- + Drive Thru
- + Trade Counter
- + Car Garages
- + Showrooms
- + Petrol Filling Station





## Planning

The site lies within a much wider existing employment land allocation under Policy EC1 of the Cardiff Local Development Plan 2006-2026. The policy protects allocated land for uses within Class B of the Town and Country Planning (Use Classes) Order, recognising Cardiff Port as appropriate for B1, B2 and B8 employment generating uses together with appropriate ancillary uses and activities.

Whilst the potential uses set out previously could also be acceptable on the site, development comprising those uses, or Class B uses, would be subject to planning permission being approved by Cardiff Council Planning Department, County Hall, Atlantic Wharf, Cardiff CF10 4UW.

## Tenure

This site could be made available on a long leasehold basis, subject to a ground rent or alternatively traditional leases could be negotiated for bespoke design and build development to meet individual requirements.

## Rent

Upon application.

## VAT

VAT will be charged on all costs.

For further information, or to arrange a viewing, please contact:



**Andrew Gibson**

**Partner**

**E:** andrew.gibson@cushwake.com

**T:** 02920 262 246

**Evan Whitson**

**Assistant Surveyor**

**E:** evan.whitson@cushwake.com

**T:** 02920 262 207

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# Land Space Funding

A large, high-angle photograph of a port area. In the foreground, a blue boat is docked at a wooden pier. To the right, a large, green, corrugated metal industrial building is visible. The sky is blue with some light clouds. The text 'Land Space Funding' is overlaid in large, white, sans-serif font on the right side of the image.

**Rhys Morgan**

**E:** rmorgan@abports.co.uk

**T:** 029 2083 5030

**M:** 07979 530 432

## Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

[property.abports.co.uk](http://property.abports.co.uk)