



# TO LET

Dumballs Road, Cardiff  
CF10 5FN

RETAIL / LEISURE /  
FOOD &  
BEVERAGE UNITS

From 682 - 2,797 sq ft

PLATFORM\_



# PRIME OPPORTUNITY IN THE HEART OF CARDIFF

Situated 4 minutes walk from Cardiff Central Train Station and benefiting from a high footfall on Dumballs Road.

The units are available on the ground floor of PLATFORM\_, a new high end residential development NOW OPEN, welcoming over 300 residents. They also benefit from traffic from nearby Fusion Point One & Two (now occupied by Roku), Cardiff & Vale College and Capital Quarter. Additionally, Vastint will be re-developing 'The Embankment Site' adjoining creating up to 2,500 new homes alongside 54,000m<sup>2</sup> of business space to include leisure, hospitality and retail uses so the local population is expected to grow significantly over the next few years.



## BUILDING AMENITIES

### PLANNING

The property benefits from A1, A2 and A3 planning consent. Other uses considered (subject to planning).

### RENT & SERVICE CHARGE

Details available on request

### SPECIFICATION

Units will be handed over in shell condition with capped off services and glazed shop fronts.



# FLOORPLAN

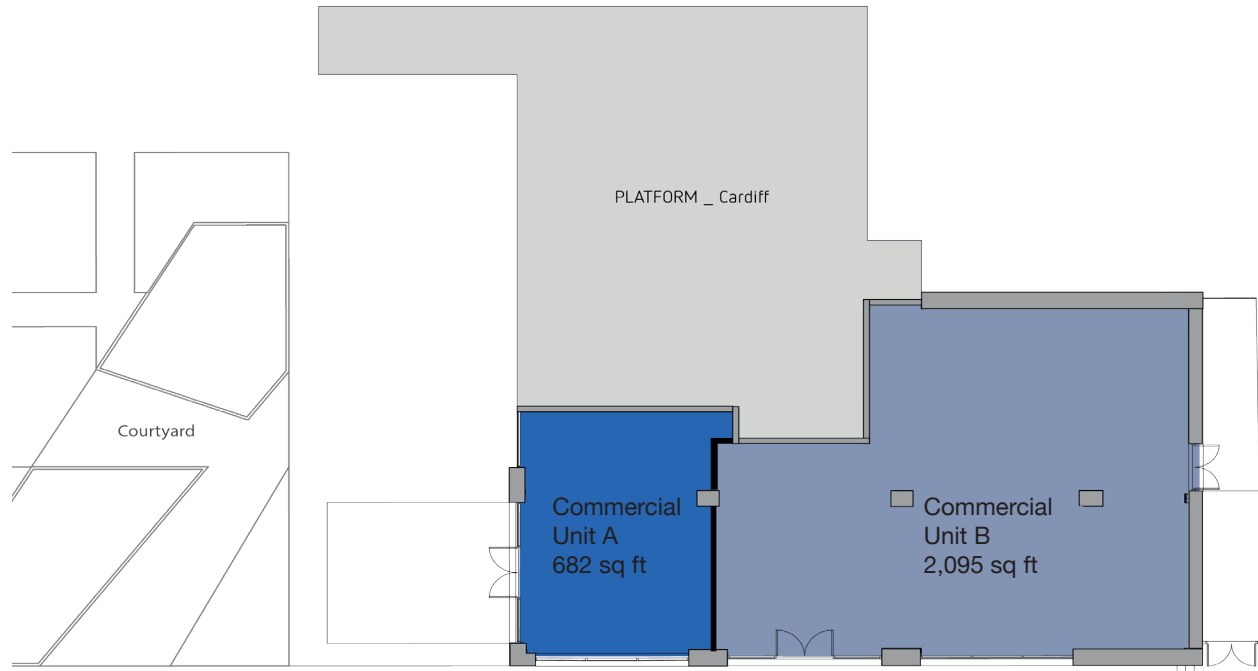
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UNIT TYPE	UNIT SIZE (sq ft)
Commercial Unit A	682 sq ft
Commercial Unit B	2,095 sq ft

TOTAL - 2,797 sq ft

\*COMMERCIAL UNITS A&B CAN BE COMBINED TO SUIT OCCUPIERS NEEDS

\*A FULL SET OF FLOORPLANS ARE AVAILABLE IN PDF AND DWG FORMAT UPON REQUEST



## UNIT INFO

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- > The units can be used for A1, A2 and A3 planning consent
- > Situated in the heart of Cardiff - within a 5 minute walk to Cardiff Central Train Station
- > The units benefit from a steady stream of foot traffic, with local offices, such as Starling Bank, BBC Cymru Wales, Deloitte, Roku and Cardiff & Vale College nearby
- > Recieve further business exposure as PLATFORM\_ Cardiff is the FIRST Build-to-Rent community in the city

# SITE PLAN

