TO LET

New Retail / Leisure / F&B Unit

UNIT 2

Anchor Works

Dumballs Road, Cardiff
CF10 5FF

SIZE (APPROX. NIA)

1,850 sq ft

QUOTING RENT (PER ANNUM)

£20,000 + VAT

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SUBJECT TO CONTRACT

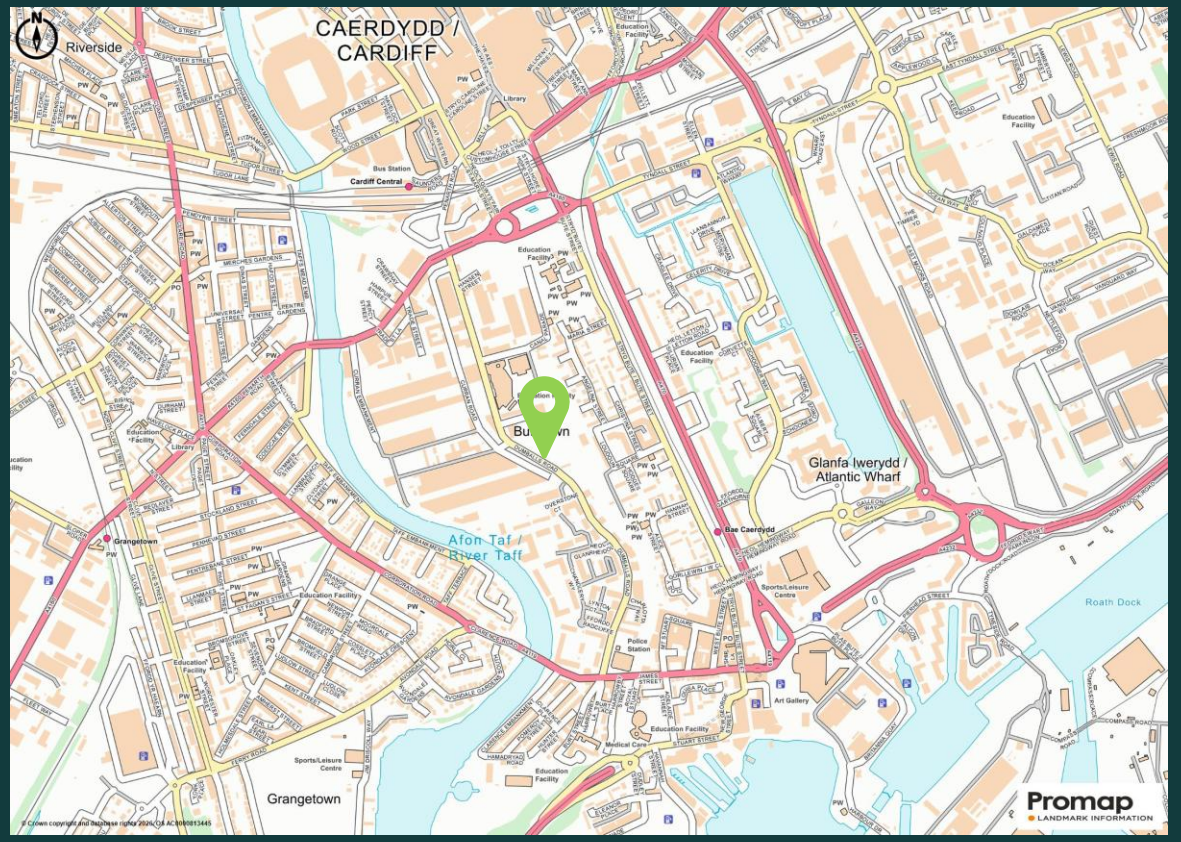
Location

The property occupies a prominent position on Dumballs Road, Cardiff, between Cardiff City Centre and Cardiff Bay. Its location provides convenient access to both the commercial core and waterfront districts. The surrounding area is undergoing significant development and investment which will further enhance footfall.

Nearby occupiers include The Depot, Cardiff and Vale College and Deloitte, together with a range of established office, industrial and commercial businesses.

The property benefits from excellent road communications with direct access to the A4232, which connects to the M4 motorway and the wider strategic road network.

There is also strong public transport accessibility, with Cardiff Central railway station situated less than one mile away and regular bus services operating immediately adjacent to the property.



CONNECTIVITY AT A GLANCE

A4232 (SOUTH)	CITY CENTRE	CARDIFF BAY	CARDIFF CENTRAL
<2 mi	<1 mi	<1 mi	<1 mi

Prominent pposition · A4232 & M4 access · Rail and bus services nearby

Accommodation



DESCRIPTION

- Completed in late 2025, a new ground-floor retail unit with glazed frontage, situated beneath a purpose-built Build-to-Rent development of two residential blocks and 432 one and two-bedroom apartments.
- Suitable for a variety of retail, leisure and commercial uses (subject to the necessary consents).
- Currently open-plan, offering flexibility to adapt the space to meet occupier requirements.

1,850
SQ FT (NIA)

171.8
SQ M

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

RENT PER ANNUM

£20,000

Plus VAT

Subject to contract

PLANNING USE

A1, A2, A3

Planning consent verbally advised

EPC

Currently Being Assessed

Planning, rates and terms

TENURE	New full repairing lease, with terms to be negotiated.
PLANNING	Verbally advised A1, A2 and A3 consent; occupiers should make their own enquiries to Cardiff Council Planning Department (www.cardiff.gov.uk). Occupiers will also be responsible for adhering to and discharging any planning conditions, as required.
BUSINESS RATES	Interested parties should make their own enquiries to Cardiff Council, as a change in occupation may trigger an adjustment of the assessment (www.voa.gov.uk).
LEGAL COSTS	Each party is to be responsible for their own legal costs.
REFERENCES	Financial and accountancy references may be sought; a rental deposit may be required at the landlord's discretion.
VAT	Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. Prospective tenants should establish the VAT implications before entering into any agreement.
AML	A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.
LEASING CODE	For the latest RICS advice on commercial property leasing, consult the RICS Real Estate Code for Leasing 2020.

Viewing Arrangements

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AK Ref: GD/103013

Date: November 2026 · Subject to Contract

IMPORTANT NOTICE

Alder King LLP is a Limited Liability Partnership registered in England and Wales, No. OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of Members is available at the Registered Office.

1 MONEY LAUNDERING REGULATIONS 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2 MISREPRESENTATION ACT 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3 CONTROL OF ASBESTOS REGULATIONS 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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Cardiff CF10 5FF · Approx. 1,850 sq ft NIA · £20,000 pa + VAT

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