



# Development Sites

**FOR SALE/  
TO LET**  
Development sites

Trident Park, Ocean Way,  
Cardiff Bay

**Site A - Approx 0.72 hectares (1.8 acres)**

**Office Site - Approx 1.8 hectares (4.2 acres)**

// Direct Secure Link to Cardiff Docks



Sat Nav - CF24 5EN

www.pmg-plc.com

## Location

Trident Park (CF24 5EN) is situated prominently within Ocean Park, Cardiff's premier business / industrial location. The Estate is located approximately one mile to the south east of the City Centre and is close to the A4161 (Newport Road), which provides access to the A48(M), the main arterial route from City Centre to Junctions 29 and 30 of the M4 Motorway. To the west the A4232 provides a dual carriageway link to Junction 33 of the M4 Motorway. Since purchasing the Estate in March 2006 PMG Estates, through a programme of refurbishment and new development, have created Trident Park. The Park now offers a range of properties including trade counter units that have attracted BSS, GSS and Encon and a proposed waste to energy facility which could provide energy to occupiers of Trident Park. Quotient occupy 17,000 sq ft providing a high quality research centre.

## The Sites

Site A is level and of regular shape measuring approximate 0.72 hectares (1.8 acres).

The office site is level and located at the front of Trident Park with frontage to Ocean Way. The site measures approximate 1.8 hectares (4.2 acres).

## Planning

Site A is in an area zoned for employment uses and subject to planning a range of uses, including offices, trade counter, R&D will be available.

The office site benefits from planning permission for approximate 91,000 sq ft of office space. Full details on application.

## Access

The main access into Trident Park is via Glass Avenue, off Ocean Way, however a new dedicated access from Nettlefold Road has been secured. This will serve Site A alongside Quotient Bioscience, PDSA and Building 3. In addition a secure link on to Cardiff Docks is also being developed for the Trident Park site as a whole.

## Tenure

The site is available for sale or on a leasehold basis.

## Price/Rent

On application.

## Service Charge

Each occupier will pay a service charge, being a contribution to the cost of maintaining the common areas of the Estate.



// Development sites in established area

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## Further Information

To arrange an inspection of the property or obtain further information, please contact joint agents:



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