



VARIOUS TEMPORARY
OPPORTUNITIES AVAILABLE
TO LET

THE RED DRAGON CENTRE
CARDIFF BAY
CARDIFF
CF10 4JY



TO LET

029 2037 8844 • www.ejhales.co.uk

  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

LOCATION & CATCHMENT

The Red Dragon Centre is the main leisure hub for Cardiff Bay, occupying a prominent position in Cardiff Bay, one of the city's most visited and vibrant destinations, and benefits from a substantial dedicated surface car park providing convenient access to the amenities. Situated adjacent to Roald Dahl Plass and directly opposite the Wales Millennium Centre, the Centre benefits from nearby theatre footfall and Bay-side events and activations throughout the year. It forms a key part of the Cardiff Bay Waterfront network and plays a leading role in collaborative initiatives such as the popular Christmas Trails.

The surrounding area is home to a large local workforce, supported by significant commercial development, and residential spaces. Further growth is anticipated with the opening of a new sixth form college and campus facility in 2026. The Centre is easily accessible via excellent public transport links and benefits from proximity to key Cardiff Bay attractions, making it an ideal location for leisure-focused occupiers.

THE RED DRAGON CENTRE

The Red Dragon Centre is anchored by a strong line-up of national and regional operators. These include ODEON, which is currently undergoing a major upgrade to its IMAX screen set to launch next month, along with Grosvenor Casino, Five Guys, and a variety of food, drink, and entertainment brands. The Centre also houses a state-of-the-art gym with a growing membership base, enhancing its appeal to the health and wellness market. It is home to the Heart and Capital South Wales radio studios, which are currently undergoing a full studio refurbishment.

The Red Dragon Centre attracted over 1.7 million visitors in the past year, demonstrating its status as a high-footfall leisure destination. Current performance is tracking 20% ahead of the previous year. The Centre's combination of leisure, dining, and entertainment experiences continues to drive leisure visits, supporting occupier success and sustained growth.

The Centre operates a proactive, inclusive marketing strategy aimed at delivering consistent engagement and footfall throughout the year. Events are carefully timed to coincide with film releases, school holidays, and seasonal peaks, with themed decor and immersive activations that generate excitement and social media buzz.

The Centre also boasts a robust digital presence, with strong and growing engagement across social media channels and consistent year-on-year increases in website traffic. This is complemented by its exclusive partnership with Capital South Wales, offering unrivalled regional marketing reach through integrated radio campaigns. Community engagement remains central to the Centre's identity, with well-established cultural celebrations such as Eid and Chinese New Year drawing significant footfall and featuring prominently in its annual event programme, alongside events like Pride.

TERMS

The units are available on new 5 year leases with no security of tenure and mutual break clauses after year 2. Any tenant proposing a new company or who has insufficient covenant strength, will be required to pay a rent deposit of between 3 and 6 months rent.

EPC

Energy Performance Certificates are available upon request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

ACCOMMODATION

Unit	Size	Size		Rateable Value	Service Charge	Rent PA	Status
		Sqft	Sqm				
3A	Ground Floor First Floor	6,372 280	592 26	£68,500	£40,445.34 pax	£30,000	Under Offer
6	Ground Floor	3,800	352	£54,400	£28,783.60 pax	£25,000	Under Offer
7	Ground Floor	3,595	334	£47,750	£30,345.12 pax	£20,000	Under Offer
8	Ground Floor	3,536	329	£51,000	£24,078.46 pax	£20,000	Under Offer
9C	Ground Floor	1,625	151	New Assessment Required	£ 9,855.42 pax	£10,000	Under Offer
13	Ground Floor	1,026	95	£13,000	£4,587.07 pax	£15,000	To Let



VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Phillip Morris • Tel: 07779 666210 • E-mail: pvm@ejhales.co.uk

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Unit 3A



Unit 6



Unit 7



Unit 8



Unit 9C



Unit 13



