



VARIOUS TEMPORARY  
OPPORTUNITIES AVAILABLE  
TO LET

THE RED DRAGON CENTRE  
CARDIFF BAY  
CARDIFF  
CF10 4JY



TO LET



## 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	Sqft	Sqm	Rateable Value	Rates Payable	Service Charge	Rent PA
3A	Ground Floor First Floor	6,372 280	592 26	£68,500	£38,908 *	£40,445.34 pax	£30,000
6	Ground Floor	3,800	352	£54,400	£30,956 *	£28,783.60 pax	£25,000
7	Ground Floor	3,595	334	£47,750	£27,122	£30,345.12 pax	£30,000
8	Ground Floor	3,536	329	£51,000	£28,968	£24,078.46 pax	£20,000
9C	Ground Floor	1,625	151	New Assessment Required		£ 9,855.42 pax	£10,000
11	Ground Floor	1,026	95	£17,250	£ 9,798	£11,392.10 pax	£15,000

\* The Welsh Government is offering rates relief for retail, leisure, and hospitality businesses in Wales for 2025-26, providing a 40% discount on non-domestic rates bills, with maximum relief of £110,000 per business. We advise interested parties enquire as to their eligibility.



## VIEWING

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

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

Unit 3A



Unit 6



Unit 7



Unit 8



Unit 9C



Unit 11



