



A location of undisputed competitive advantage

Cardiff City Centre and Cardiff Central Station: by road via the A4161 - 5 minutes (1 mile)

The M4: by road via the A48M - 15 minutes (3 miles)

Cardiff Rail Freight Terminal: by road - 15 minutes (3 miles)

Cardiff International Airport: by road - 30 minutes (11 miles)

Cardiff Seaport: located immediately south of the site, it is just one of five seaports within South Wales, the others being Swansea, Newport, Barry and Port Talbot

London: by road via the M4 (central London) - 3 hours 20 minutes (152 miles)

London: by train via Cardiff Central Station - 2 hours

London Heathrow Airport: by road - 2 hours 30 minutes (140 miles)

Birmingham: by road via the M4 (central Birmingham) - 2 hours 30 minutes (114 miles)

Birmingham: by train via Cardiff Central Station - 2 hours

Birmingham International Airport: by road - 1 hour 30 minutes (115 miles)



ALL ENQUIRIES



Contact:  
John Jones and Neil Francis



Contact:  
John James and Tom Merrifield

[www.tridentparkcardiffbay.co.uk](http://www.tridentparkcardiffbay.co.uk)

The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents quoted in these particulars may be subject to VAT in addition.

# Trident Park

## The Hub of Cardiff

Trident Park is a prominent 50 acre site within Cardiff Bay, the vibrant and successful regeneration of Cardiff's docklands.

The park comprises ten existing warehouses and office buildings and three plots suitable for development. Less than ten years old and in excellent condition the site offers one million sq ft of capacity.

PMG Estates, through a programme of refurbishment, selective demolition and new development, is creating at Trident Park a business environment that offers a wide range of accommodation to suit the Region's future office, warehouse and industrial needs.

Building No:			Development Plots:			
	Sq M	(Sq Ft)	Hectares	Acres		
1	Ground Floor	17,072	183,764	A	1.84	4.55
	Mezzanine Floor	7,125	76,691	B	0.41	1.0
	<b>Total</b>	<b>24,104</b>	<b>259,455</b>	C	4.63	11.44
2		6,523	70,208			
3		23,079	248,422			
4		3,530	37,997	Developed Land	13.30	32.87
5		1,511	16,260			
6	Ground Floor	636	6,847	<b>Total Site Area</b>	<b>20.18</b>	<b>49.86</b>
	Mezzanine Floor	351	3,774			
	<b>Total</b>	<b>987</b>	<b>10,621</b>			
7		948	10,191			
8		1,064	11,451			
9		406	4,953			
10		240	2,583			
<b>Total Area</b>		<b>62,444</b>	<b>672,141</b>			



Cardiff Bay

© 2005 Google

### Local Amenities

As an established business location, the immediate area of Ocean Park benefits from a wealth of amenities including an Esporta Health Club, The Ocean Park Public House, Denvale Trade Park, Travelodge and the Welsh Tennis Centre.

