

# JAMES STREET, CARDIFF BAY

PRIME CARDIFF BAY DEVELOPMENT OPPORTUNITY FOR SALE ON THE INSTRUCTIONS OF CARDIFF COUNCIL



## OPPORTUNITY SUMMARY

- ◇ Prime Development Opportunity
- ◇ Freehold Site Sale with Vacant Possession
- ◇ Located in Cardiff Bay
- ◇ Redevelopment which could include ground floor commercial, Build to Rent or private residential. Subject to Planning.



# JAMES STREET, CARDIFF BAY

## Location

The property is located on James Street, Cardiff in the heart of the historic Mount Stuart Square core of the Cardiff Bay area.

Cardiff Bay has seen substantial improvements and redevelopments over the last 20 years including the construction of Mermaid Quay, Cardiff Waterside, The Senedd and the completion of the Wales Millennium Centre.

Links to the city centre are provided by Lloyd George Avenue and Bute Street. The Florish, to the south of Lloyd George Avenue part of the Atlantic Wharf Masterplan, which includes the Cardiff Bay Arena.

Cardiff itself is served by the M4 motorway which links east/west with access at Junction 30 five miles to the north and Junction 29 around eight miles to the east.

The Cardiff Bay train line terminus is around 100 metres to the south of the site, and there is a regular bus service to the City Centre from Bute Place.

## The Site

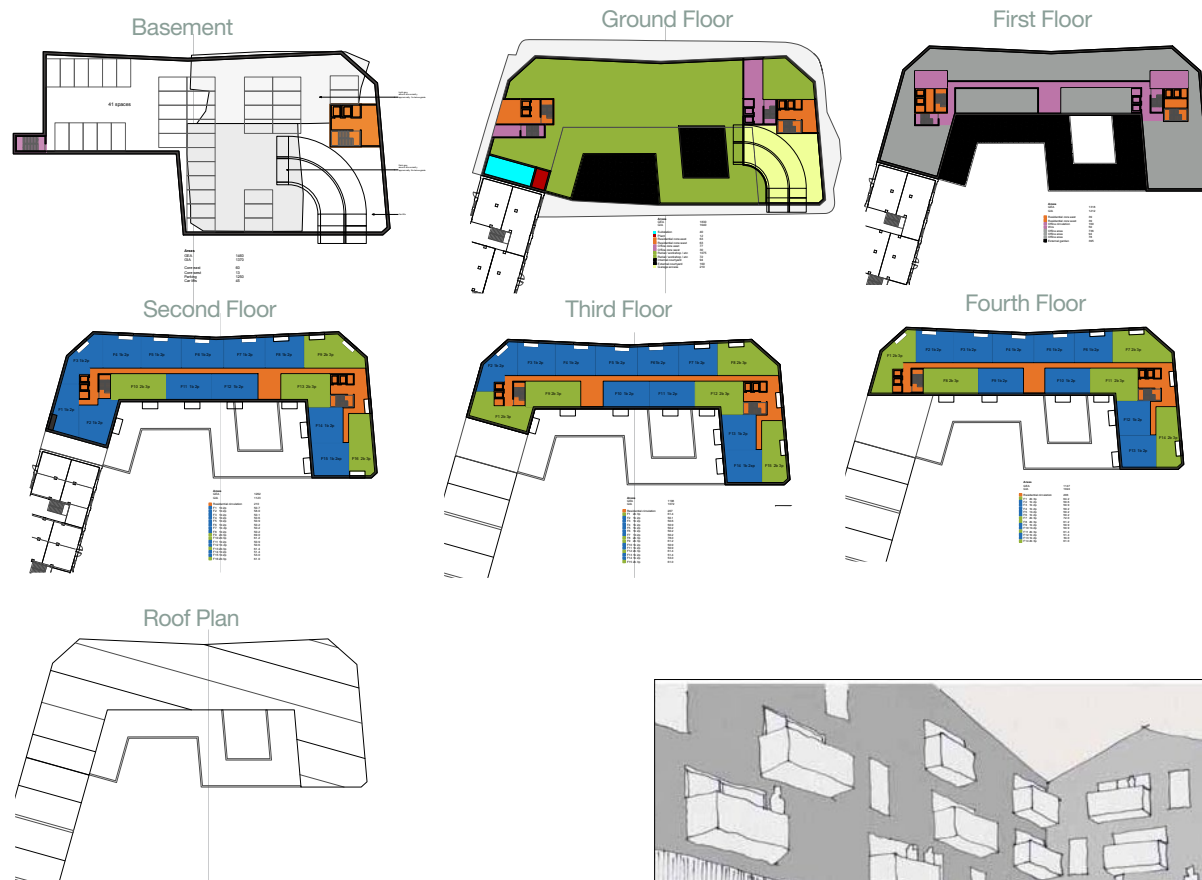
James Street is situated south of Cardiff city centre in Cardiff Bay and is the main access road into Cardiff Bay and just a short walk from both Cardiff Bay, Cardiff Bay Train Station.

The site is located within the historic core of the Cardiff Bay area and is bounded by James Street to the north, Adelaide Street to the east and Adelaide Place to the south.

The opportunity comprises a vacant island site which extends to 0.193 Ha (0.476 acres). The regular shaped site is mainly level and is vacant with the exception of the substation building which will be relocated.



This is a computer generated image. Details may vary. Credit – Dow Jones Architects.



## The Opportunity

Redevelopment - The site lends itself to be re-vitalised to create a statement development for a range of uses, including office accommodation, residential and hotel. Situated within an area that has and continues to be subject to a number of developments including commercial, leisure and residential uses.

Recent developments include, The Bank, Cardiff Bay Railway Station and Marine House have been successfully converted to provide commercial space and residential apartments.

Given its excellent location, the property offers an exciting development opportunity, which could complement the adjacent Royal Stuart and Douglas Workshops. Prospective purchasers are advised to make their own enquiries of the Local Planning Authority.

## Connectivity

Surrounded by outstanding communications infrastructure, offering superb access by rail and road, with an airport and heliport within an easy commute.

Road - James Street is less than a mile to the city centre and offers instant access to the A4232 link road leading to the M4 motorway.

Rail - For commuters, Bute Street railway station is within walking distance from the development and provides connections with Cardiff Central Station and Valley Lines. A journey to London Paddington can be completed in two hours.

Bus - Regular bus services operate in the immediate locality with direct services to the city centre. The Bay Express links the city centre to the waterfront with scheduled routes every 10 minutes.

Water Bus - Cardiff Water Bus offers a scheduled service from Penarth to Cardiff Bay and the city centre along the River Taff.





## Potential Development



### VAT

VAT will be charged on the sale of the property.

### Dataroom

Detailed legal, planning and technical information is available on the dataroom at:

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

### Transaction Structure

Offers are invited on a freehold basis.

### Further Information

Interested parties are requested to formally register their interest and will be informed of the tender deadline in due course.

For further information and to arrange a viewing please contact:

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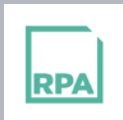
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