

AJ Planning and Development Ltd
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4th July 2026

Dear Andrew

Tregwilym Road Industrial Estate - Dragon Padel Rogerstone Ltd.

We launched Unit 5, Tregwilym Industrial Estate to the market in April 2026 and the property has been subject to a comprehensive marketing campaign aimed at attracting occupiers from a broad range of sectors.

The marketing strategy has included:

- Promotion on major commercial property portals including Rightmove Commercial and CoStar.
- Advertising through our website.
- Direct circulation to known occupier requirements and local businesses.
- Direct circulation to property agents and public sector representatives
- Marketing and promotion via LinkedIn.

Since the commencement of marketing, the property has generated a reasonable level of interest. However, it is noteworthy that the interest received has been overwhelmingly from Class D2 – leisure type operators, with all offers received to date originating from the D2 Use class sector.

- Six parties have undertaken inspections of Unit 5 Tregwilym Road Ind Estate.
- Four formal offers have been received.
- All offers have been from leisure operators seeking to occupy the building for non-traditional industrial or warehouse uses.

Whilst the unit extends to a size that would ordinarily appeal to a range of industrial and warehouse occupiers, the property's configuration presents certain challenges to the conventional industrial occupier. In particular, the building currently lacks level access loading which most occupiers of a unit of this size would rely on. Any conventional occupiers would potentially need to agree capex investment to improve the loading solutions, such as the installation of ramped access.

This limitation has materially restricted demand from traditional industrial and logistics operators and has contributed to the stronger interest received from leisure-based occupiers, whose operational requirements are generally less dependent upon extensive loading. Furthermore, the building's clear height is a key attribute that aligns closely with the requirements of the leisure operators that have shown interest in the property. Padel requires clear internal heights in excess of 8 metres, a specification that relatively few properties can accommodate in South Wales hence the reason we have received a high level of interest from this sector.

The marketing exercise undertaken demonstrates that there is clear occupier demand for alternative uses at the property, particularly within the leisure sector, whilst demand from conventional industrial occupiers has been limited we believe due to the constraints of the building.

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Having been involved in transactions relating to similar schemes in other locations across South Wales, we would be supportive of the forthcoming application for a change of use to padel court leisure use. Our experience of comparable developments indicates that they can create employment opportunities and provide tangible benefits to the local community.

If you wish to discuss and of the matters raised please do not hesitate to contact me direct.

Yours sincerely



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