

# SWANSEA

PARC TAWE NORTH, SA1 2AL



**Scheme size:**  
116,078 sq ft



**Planning:**  
Unrestricted open A1 including food & fashion - up to 4,500 sq ft of food sales permitted



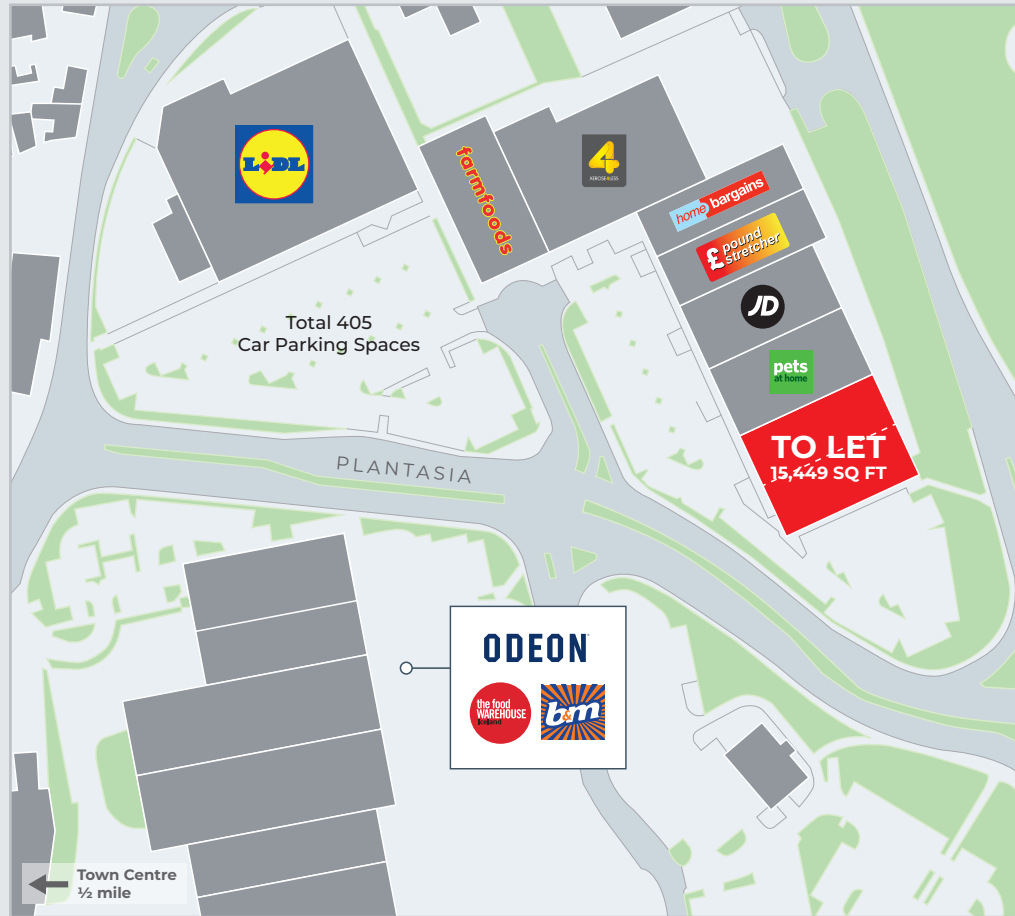
**405 shared car parking spaces**



**Demographics:**  
2019 population within 20 mins: **211,331**  
2019 households: **94,829**  
Economically Active (16-74 years): **151,170**  
Home Ownership: **60%**  
Car Ownership: **70%**



**Availability: 15,449 sq ft**  
May be subdivided to provide 7,500 sq ft +, subject to planning



**7,500 - 15,449 SQ FT AVAILABLE**

## AREA SCHEDULE

TENANT	FLOOR AREA SQ FT
Lidl - recently upsized	35,502
Farm Foods - new letting	9,993
Xercise4Less	20,051
Home Bargains	7,469
Poundstretcher	7,556
JD Sports	10,029
Pets at Home - recent lease extension	10,029
<b>To Let</b>	<b>15,449</b>

## CONTACTS

**Adam Patrick**  
020 7758 0407  
adam@eshp.com

**Lauren Chew**  
020 7758 0413  
lauren@eshp.com



**Richard Ryan**  
029 2037 8921  
richard.ryan@fletchermorgan.co.uk

**Matthew Jones**  
029 2037 8921  
matthew.jones@fletchermorgan.co.uk



MISREPRESENTATION ACT. Edgerley Simpson Howe LLP and Fletcher Morgan, for themselves and for the vendors of this property whose agent they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Edgerley Simpson Howe LLP, Fletcher Morgan or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Edgerley Simpson Howe LLP, Fletcher Morgan nor any person in their employment has an authority to give any representation or warranty in relation to this property. May 2020. Designed and produced by Creativeworld Tel: 01282 858200.