



SWANSEA SA5 4BA



c. 2,300 SQ FT – C. 40,000 SQ FT TO LET

(FURTHER ASSET MANAGEMENT INITIATIVES POSSIBLE)



NEXT
OUTLET



home bargains

Poundland

TESCO
extra



UNIT	TENANT	SIZE (sq ft)
1	Burger King	2,033
2A	Lextan	1,076
2B	Deluxe Vapours	1,011
2C	Caffé Nero	1,453
3	Card Factory	3,498
4/5	TO LET	18,988
6/7	UNDER OFFER	21,352
8	Next Outlet	6,171
9A	Barnardo's	3,024
9B	The Works	3,147
10A	Costa Coffee	1,850
10B	TO LET	2,325
10C First Floor	Anytime Fitness	8,008
11	Boots	11,135
12/13	Aldi	20,214
13A	TO LET	2,335
14	Home Bargains	13,000
15	Poundland	8,000
15 First Floor	TO LET	12,380

SWANSEA SA5 4BA



1. Tesco Extra
2. Parc Cywmdu
3. Parc Tawe Retail Park
4. Pontardulais Road Retail Park
5. Morfa Shopping Park

LOCATION

The park is located along the A483 Pontardulais Road, approximately 4 miles north west of Swansea City Centre. The scheme is positioned directly opposite Pontardulais Retail Park with tenants including M&S Foodhall, Hobbycraft and Pets at Home.

DESCRIPTION

The scheme extends to 237,500 sq ft and is anchored by a 109,000 sq ft owner-occupied Tesco foodstore. Other key tenants include Home Bargains, Boots, Poundland and Card Factory, plus a new Aldi store. This mix of retailers has established the scheme as a dominant mixed use destination on the outskirts of Swansea.

PLANNING

Use Class E

CAR PARKING

1,300 spaces

SCHEME SIZE

129,000 sq ft (11,984sq m)

EPC

Available upon request

OPPORTUNITIES

Contact retained agents to discuss all opportunities –
Contact details below.

CONTACTS

For further information:



CAMILLA CLIFTON

T: 020 7493 4455
M: 07850 799 055
camilla@morganwilliams.co.uk



JOE NEWTON

T: 020 7199 2978
M: 07939 887 633
joe@cspretail.com

MISREPRESENTATION NOTICE

Morgan Williams and Curson Sowerby Partners for themselves and for the Vendors of the property whose Agents they are, give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii. no person in the employment of Morgan Williams or Curson Sowerby Partners has any authority to make or give any representations or warranty whatever in relation to this property or the particulars, nor enter into any contract relating to the property on behalf of Morgan Williams or Curson Sowerby Partners nor any contract on behalf of the vendors;
- iv. no responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.
- v. all plans and digital visualisations are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Designed and produced by THE COMPLETELY GROUP // www.completelygroup.com Ref 700036 / January 2024

© The Completely Group Limited 2024. All content and data, including text, maps, plans, drawings and photography cannot be reproduced, edited, distributed or republished without prior consent of The Completely Group Limited and any third party holding existing rights. All rights reserved.