



Coming Soon



Now Open



PARC Fforestfach

Pontardulais Rd, Cadle, Fforestfach, Swansea SA5 4BA

///sobs.tags.leader



# PARC Fforestfach

the food  
WAREHOUSE

next  
OUTLET



home bargains

  
Nando's  
COMING SOON

Jollyes  
The Pet People

ANYTIME  
FITNESS



CAFFÈ  
NERO



1,300 OVERALL  
FREE PARKING SPACES  
(Including Tesco Extra parking spaces)

141,500 sq.ft  
(13,145 sq.m)

465k

RETAIL CATCHMENT

45mins

M PARC FFORESTFACH  
AVERAGE DWELL TIME

37%

OF SHOPPERS VISIT ON  
A MONTHLY BASIS

£45million

M PARC FFORESTFACH AVERAGE SPEND

141.5k

SQ.FT OF  
RETAIL SPACE

TOP 5%

OF UK CENTRES FOR  
SPEND CAPTURE  
WITHIN ITS CATCHMENT

20

RETAIL UNITS  
ON SITE

£641million

CATCHMENT SPEND

8million

AVERAGE ANNUAL FOOTFALL

1,300

CAR PARKING  
SPACES  
FREE FOR 3 HOURS

10

RAPID EV CHARGERS



# M PARC Fforestfach

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

Anchor occupiers include Tesco, Mcdonalds and Aldi. Parc Fforestfach has established its reputation as a convenience retail parc due to its accessibility and tenant line up.

 **20**  
Total Units

 **141,500** sq.ft  
Total development



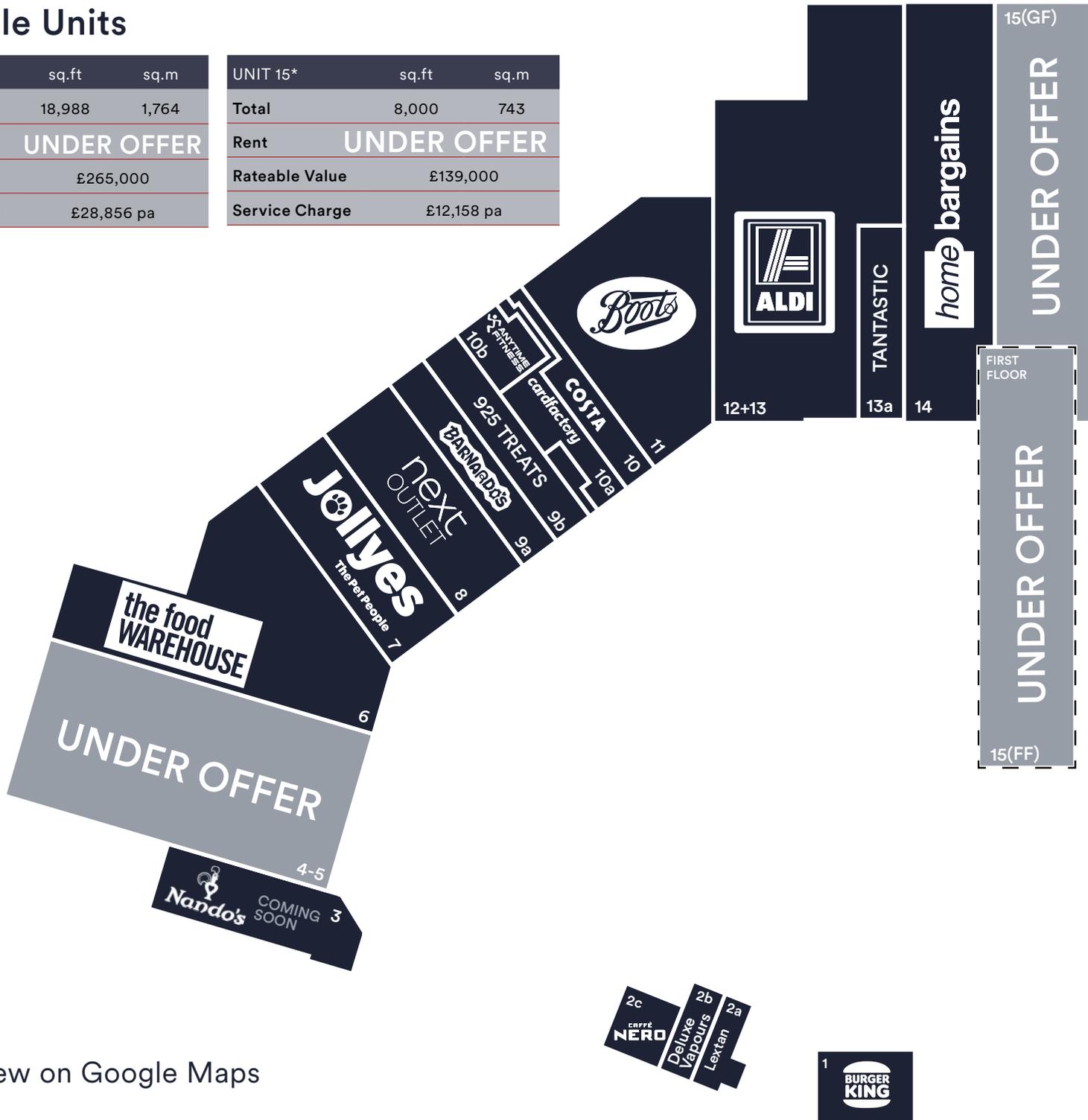
## Current Occupiers



# Available Units

UNIT 4-5	sq.ft	sq.m
<b>Total</b>	18,988	1,764
<b>Rent</b>	<b>UNDER OFFER</b>	
<b>Rateable Value</b>	£265,000	
<b>Service Charge</b>	£28,856 pa	

UNIT 15*	sq.ft	sq.m
<b>Total</b>	8,000	743
<b>Rent</b>	<b>UNDER OFFER</b>	
<b>Rateable Value</b>	£139,000	
<b>Service Charge</b>	£12,158 pa	



**20**  
RETAIL UNITS  
ON SITE



**800k**  
MONTHLY FOOTFALL



**£641m**  
CATCHMENT SPEND



**3hr**  
FREE PARKING



View on Google Maps

# 15,000

SQ.FT OF NEW OR UPSIZED BRANDS IN 2024

# 465,000

CATCHMENT

161k

PRIMARY

171k

SECONDARY

134k

TERTIARY

## Travel Times

Estimated distances and times



**Swansea City Centre**

4 Miles (13min)



**Mumbles**

6.5 Miles (23min)



**Llanelli**

8.8 Miles (17min)



**Neath**

11.6 Miles (17min)



**Port Talbot**

14.8 Miles (20min)



**Porthcawl**

24.7 Miles (32min)





PARC Fforestfach



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