

Coming Soon



M

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

WINGERS
THE CHICKEN WING COMPANY

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

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

465k

RETAIL CATCHMENT

£45million

M PARC FFORESTFACH AVERAGE SPEND

45mins

M PARC FFORESTFACH
AVERAGE DWELL TIME

37%

OF SHOPPERS VISIT ON
A MONTHLY BASIS

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



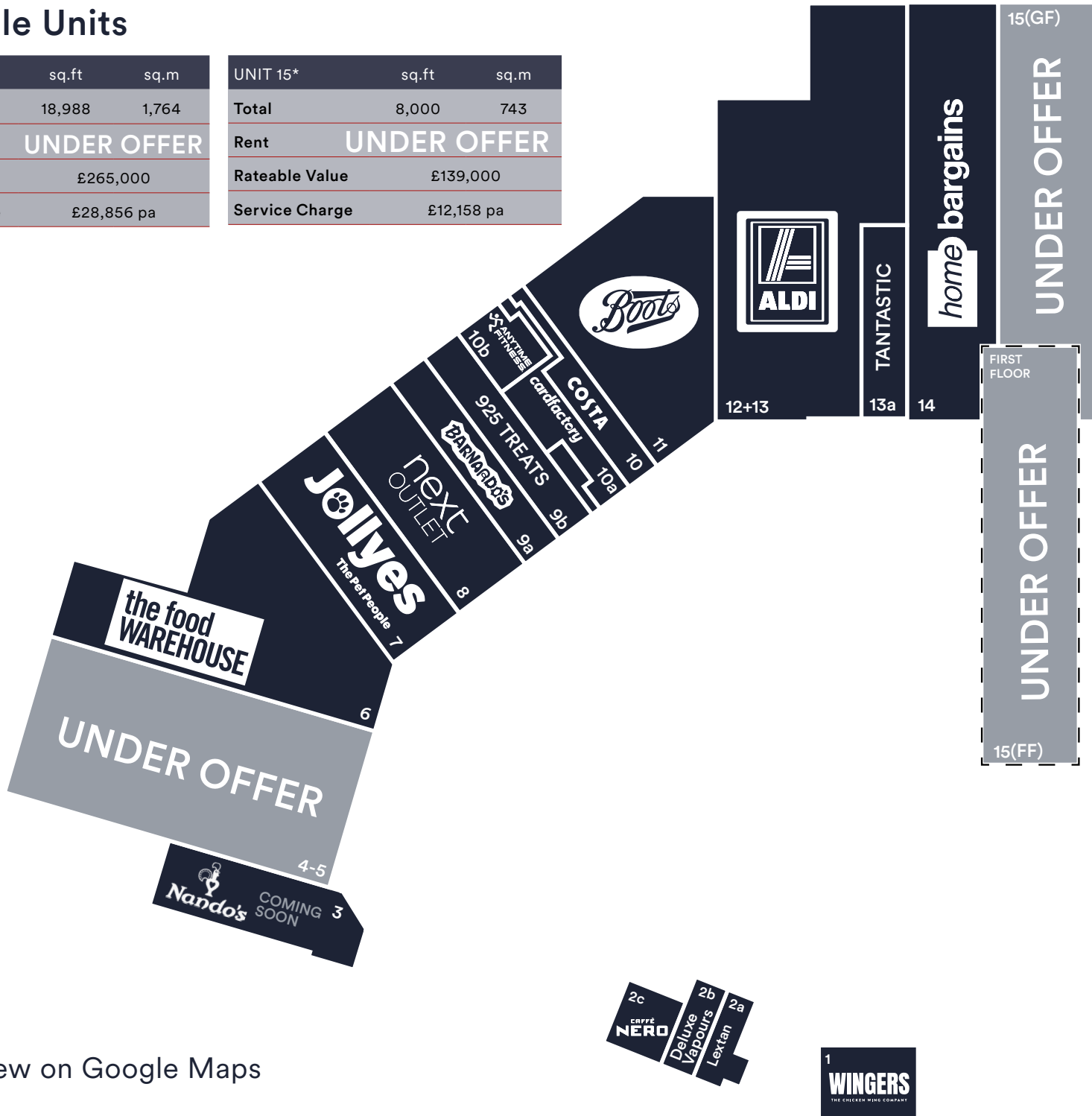
Current Occupiers



Available Units

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

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



20
RETAIL UNITS
ON SITE



800k
MONTHLY FOOTFALL



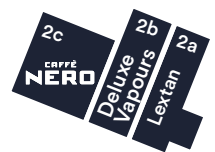
641m
CATCHMENT SPEND



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)



[View on Google Maps](#)



PARC Fforestfach



M[®]Core
LCP UK



George Kearney

07714 679202

020 7233 5255

GKearney@lcpproperties.co.uk



Adam Martin

07825 091440

0117 990 2200

AMartin@lcpproperties.co.uk



Rakesh Joshi

07741 385322

01384 400123

RJoshi@lcpproperties.co.uk



Philip Gwyther

07775 910 994

philip@ejhales.co.uk



Camilla Clifton

07850 799 055

camilla@morganwilliams.co.uk



Mark Crookes

07831 265 072

mcrookes@mcmullenre.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennsett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 116 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. (This brochure gives a large amount of statistical information and there will inevitably be errors in it). Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.
*Average data taken from research carried out between 7th to 10th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.