



Now Open

the food
WAREHOUSE

Coming Soon

Jollyes
The Pet People

Nando's

6 New Retailers
Signed In 2024

///sobs.tags.leader

M

PARC Fforestfach

Pontardulais Rd, Cadle, Fforestfach, Swansea SA5 4BA

An aerial photograph of a large retail park. The park features a large central parking lot filled with cars, surrounded by several large retail buildings. Various store logos are overlaid on the image, connected to their respective buildings by white lines. The logos include 'the food WAREHOUSE', 'next OUTLET', 'Boots', 'home bargains', 'Nando's', 'Jollyes', 'ANYTIME FITNESS', 'ALDI', 'CAFFÈ NERO', and 'BURGER KING'. A callout box indicates '1,300 OVERALL FREE PARKING SPACES (Including Tesco Extra parking spaces)'. The total area is given as '141,500 sq.ft (13,145 sq.m)'.

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PARC Fforestfach

**the food
WAREHOUSE**

NOW OPEN

**next
OUTLET**



home bargains



Nando's
COMING SOON

Jollyes

The Pet People

COMING SOON



**ANYTIME
FITNESS**



**CAFFÈ
NERO**

**BURGER
KING**

**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

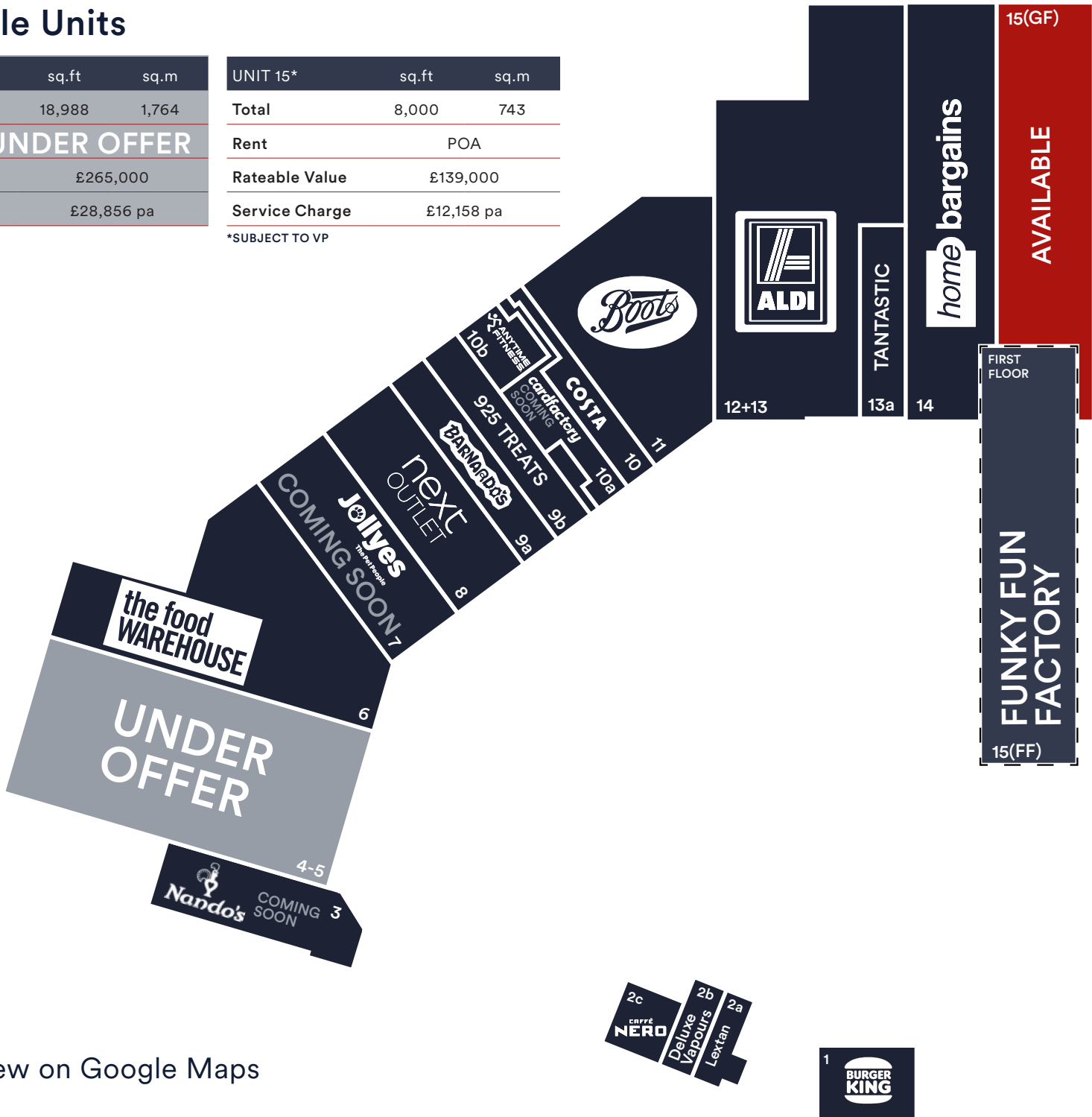


Available Units

UNIT 4-5	sq.ft	sq.m
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	POA	
Rateable Value	£139,000	
Service Charge	£12,158 pa	

*SUBJECT TO VP



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](#)



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LCP.

part of M[®]Core



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**Average data taken from research carried out between 7th to 13th 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.

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