



the food WAREHOUSE

next outlet



home bargains













NERO



141,500 sq.ft (13,145 sq.m) 465*k* 

**RETAIL CATCHMENT** 

£45 million

M PARC FFORESTFACH AVERAGE SPEND

45mins

M PARC FFORESTFACH AVERAGE DWELL TIME

37%

OF SHOPPERS VISIT ON A MONTHLY BASIS

141.5*k* 

SQ.FT OF RETAIL SPACE TOP 5%

OF UK CENTRES FOR SPEND CAPTURE WITHIN ITS CATCHMENT 20

RETAIL UNITS ON SITE £641million

CATCHMENT SPEND

8*million* 

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.





**Current Occupiers** 









M Barnard





cardfactory











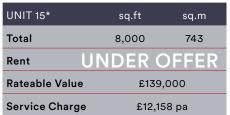


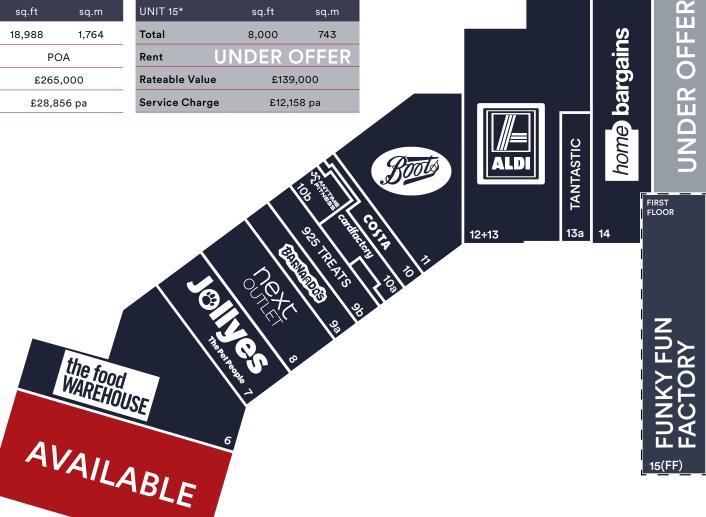




#### **Available Units**

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











15(GF)









# 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)









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