

7,500 - 15,500 SQ FT TO LET SUBJECT TO VACANT POSSESSION

SWANSEA

PARC Tawe NORTH SA1 2AL



**LIDL UPSIZING TO
36,000 SQ FT**

LOCATION

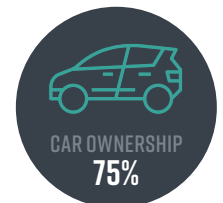
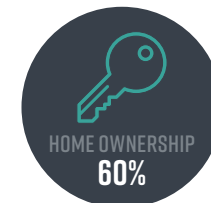
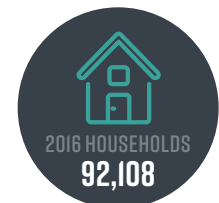
Swansea is the second largest city in Wales, located approximately 40 miles west of Cardiff.

Parc Tawe North, phase 2 of the Parc Tawe development, is situated on the edge of the city centre and both schemes together with the city centre form a destination for shoppers.

Parc Tawe North is situated close to the SAI Swansea Waterfront development which is being regenerated to include a new £350m University, 2,000+ new apartments/houses, business, offices, commercial leisure and hotel development.



Demographics within a 15 minute drivetime:





DESCRIPTION

Parc Tawe North is part of a retail and leisure destination totalling c.400,000 sq ft on the edge of Swansea City Centre. Notable occupiers include Lidl (who are upsizing into 36,000 sq ft), Home Bargains, JD Sports, Sainsbury's, Mothercare, B&M and Food Warehouse.

Parc Tawe North benefits from 405 shared car parking spaces, with other phases of the retail park having their own additional car parking.

The landlord will be modernising the scheme as shown in the CGI on the left of this page.

PLANNING

Unrestricted Open A1 including food and fashion.

AVAILABILITY

Units of 9,993 sq ft and 15,449 sq ft available, subject to vacant possession.

The larger unit may be subdivided to provide two units of 7,500 sq ft, subject to planning.





EPC

Unit 2 - C - 63.
Unit 7 - C - 69.

TERMS

Available on request.

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