



ParcFelindre

fully serviced development plots for business available now

One of the most significant development opportunities in South Wales
A motorway connected business park at the heart of the Swansea Bay City Region



ParcFelindre

AMGYLCHEDD O SAFON I FUSNES
A QUALITY ENVIRONMENT FOR BUSINESS

Parc Felindre is in the Swansea Bay City Region and offers huge potential to create a live/work destination of regional, national and international significance, offering considerable job creation opportunities for Wales.

Businesses benefit from Swansea's connectivity. The city is a crucible for new ideas, scientific research and business development – home to the Institute of Sustainable Design, two universities and key industries reflecting their specialist subjects.



Parc Felindre
Swansea
SA5 7LU

For identification only

development

Parc Felindre is a public sector backed business park focussing on emerging industries such as high tech manufacturing and high level uses, together with ancillary uses where complementary, and parking. Potential floor space of up to 80,065 sq m (862,000 sq ft) can be provided on 16 ha (40 acres) net. The business park is allocated in the adopted LDP for B1 & B2 uses.

connectivity

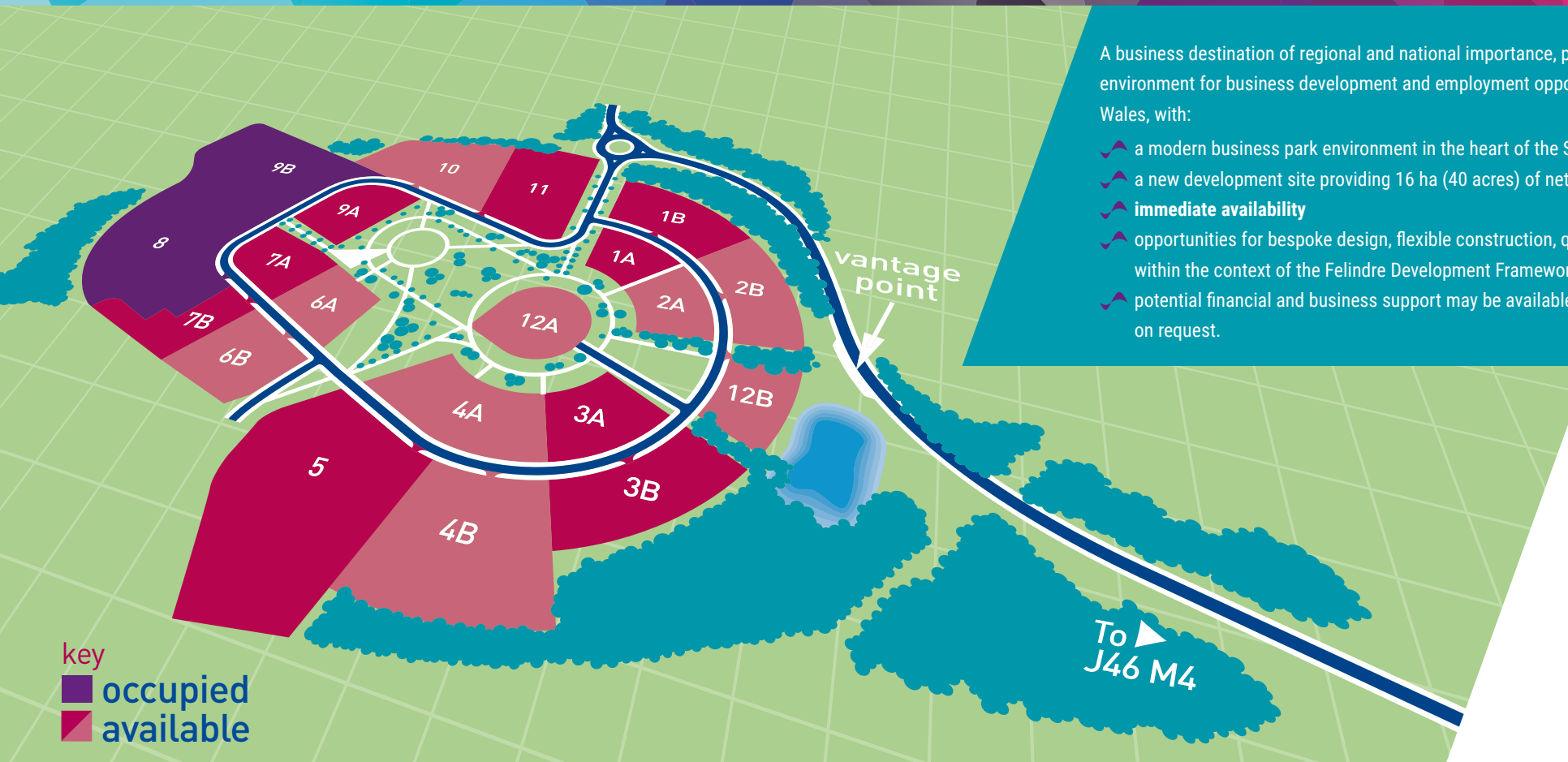
Parc Felindre Business Park has access to more than one telecommunications network operator, who can provide enterprise class connectivity with resilience and failover options. Further information available on request.

terms

Serviced plots are available to purchase on a long leasehold basis. Plots can be amalgamated. Alternatively, there is potential for the delivery of bespoke buildings by way of a 'design & build' package.

A business destination of regional and national importance, providing a quality environment for business development and employment opportunities for South Wales, with:

- ✔ a modern business park environment in the heart of the Swansea Bay City Region
- ✔ a new development site providing 16 ha (40 acres) of net developable land
- ✔ **immediate availability**
- ✔ opportunities for bespoke design, flexible construction, quality plot landscaping within the context of the Felindre Development Framework
- ✔ potential financial and business support may be available, further details on request.



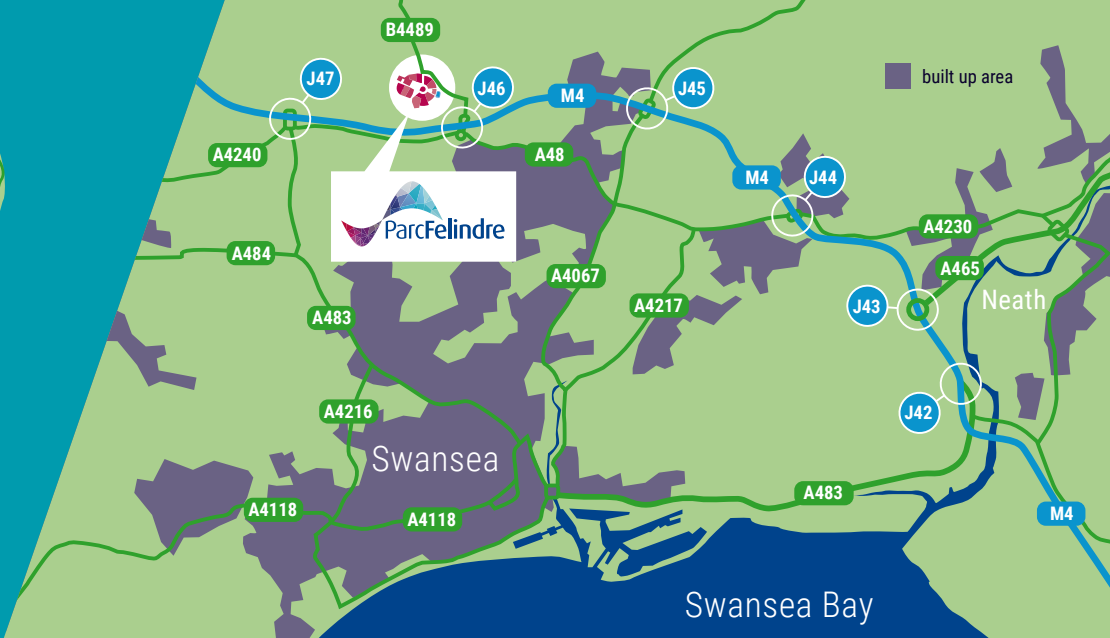
accommodation

Plots can be amalgamated.

Plot	Ha	Acres	Suggested target use
1A	0.36	0.88	B1 offices, R&D
1B	1.16	2.86	Car parking for 1A
2A	0.42	1.03	B1 offices, R&D
2B	0.73	1.80	Car parking for 2A
3A	0.49	1.21	B1 offices, R&D
3B	1.04	2.56	Car parking for 3A

Plot	Ha	Acres	Suggested target use
4A	0.76	1.87	B1, B2
4B	1.08	2.66	Car parking for 4A
5	1.75	4.32	B1, B2, B8
6A	0.39	0.96	B1, B2
6B	0.61	1.50	Car parking for 6A
7A	0.47	1.16	B1, B2
7B	0.59	1.45	B1, B2

Plot	Ha	Acres	Suggested target use
8	1.60	3.95	B1, B2, B8
9A	0.53	1.30	B1, B2
9B	1.85	4.57	B1, B2, B8
10	0.98	2.42	B1, B2
11	1.01	2.49	B1, B2
12A	0.63	1.55	B1 estate centre
12B	0.28	0.69	Car parking for 12A



by road

Parc Felindre is located at Junction 46 of the M4 motorway, which provides easy access via the M4 corridor to the major cities of London, Bristol and Reading to the east, Exeter, Plymouth and Southampton to the south, and via the M5 motorway, to Birmingham and Manchester further north.

by rail

Fast and frequent inter-city train services link major UK cities to Swansea with a travel time of around three hours to the centre of London. The Eurostar network connects Paris, Lille and Brussels directly with London St Pancras International, then via Underground or taxi to London Paddington for onward train to Swansea.

by air

There are fast rail/air links to Swansea from London (Gatwick and Heathrow). Bristol and Cardiff International Airports (less than an hour's drive), also offer internal, European and international flights. www.cardiff-airport.com www.bristolairport.co.uk

average drive times

Birmingham	2 h 40 min
Bristol	1 h 30 min
Cardiff	50 min
London	3 h 15 min
Newport	1 h
Plymouth	3 h
Portsmouth	3 h



further information

For viewings contact the joint agents

parcfelindre.co.uk

All Enquiries: Heather Lawrence

Dorian Wragg

IMPORTANT NOTICE Subject to Contract & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles or JLL has authority to make or give any representation or warranty to the property. February 2018.



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