MATRIX COURT SWANSEA

Siemens Way,
Swansea Enterprise Park, SA7 9BB

TO LET / FOR SALE



122,514 Sq Ft (11,382 Sq M) on 6.10 acres (2.47 ha)

Additional 2.83 acres (1.15 ha) potentially available, providing up to 8.93 acres (3.61 ha)

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- 122,514 Sq Ft warehouse / industrial building
- Extensive Phase 1 strip-out works already completed
- Large secure yard and parking provision
- Existing power infrastructure (2 x 1500 KVA)
- Strategic M4 access
- Flexible leasehold or freehold acquisition structures
- Future expansion and redevelopment potential (STP)
- Immediately available warehouse, industrial, production facility, destination leisure, or HQ opportunity, subject to necessary consents.



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SWANSEA ENTERPRISE PARK

- Located on Siemens Way with access to Junction 45 of the M4 Motorway provided via the A48 and A4067.
- Pedestrian access across the river Tawe is via Mannesmans Bridge to Beaufort Road.
- Close proximity to The Swansea.com Stadium, situated a short walk south, via a riverside walk or the A4067.

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DESCRIPTION

- Steel portal frame construction building.
- Constructed in 1990, converted to Call Centre use in 1999.
- Recently extensively stripped out back to shell to provide a clear warehouse / industrial footprint.
- Steel profile sheet cladding mixed with glazing along front elevation.
- Large glazed central reception hall / atrium.
- First floor shell to accommodate potential additional storage or office / ancillary accommodation along the glazed frontage.
- Minimum eaves height of 6m, rising to 8m at the apex.
- Self-contained, secure fenced site, accessed from a roundabout at the southern end of Siemens Way.
- Vehicular loading door, with planning consent for a further five such loading doors on adjacent elevation.
- Large yard / substantial car parking areas.

SERVICES

We understand that mains services are provided to the Property including water, drainage, electricity and gas.

We understand that the Property currently benefits from 2 x 1,500 kva lines (with 1.5MW of current contracted capacity).

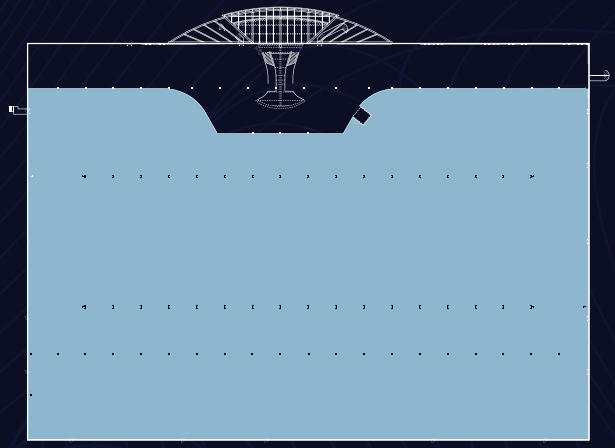
ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis to comprise the following approximate areas:

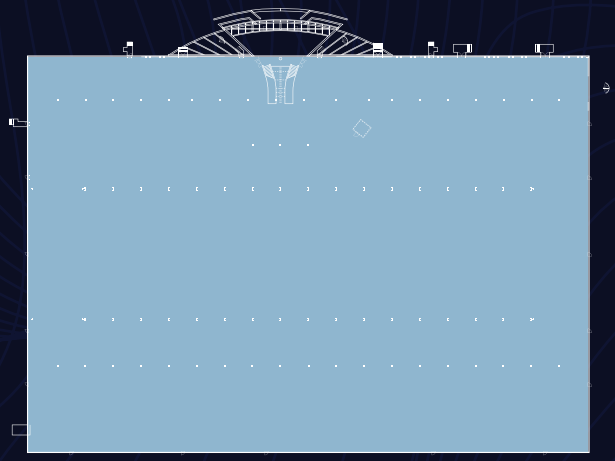
	Sq M	Sq Ft
Ground Floor	10,031	107,972
First Floor	1,351	14,542
Total GIA	11,382	122,514
	Acres	Ha
Main Site	6.10	2.47
Potential Additional (Tenanted) Land	2.83	1.15
Total Site	8.93	3.61



FLOOR PLANS



FIRST FLOOR 14,542 Sq Ft



GROUND FLOOR 107,972 Sq Ft







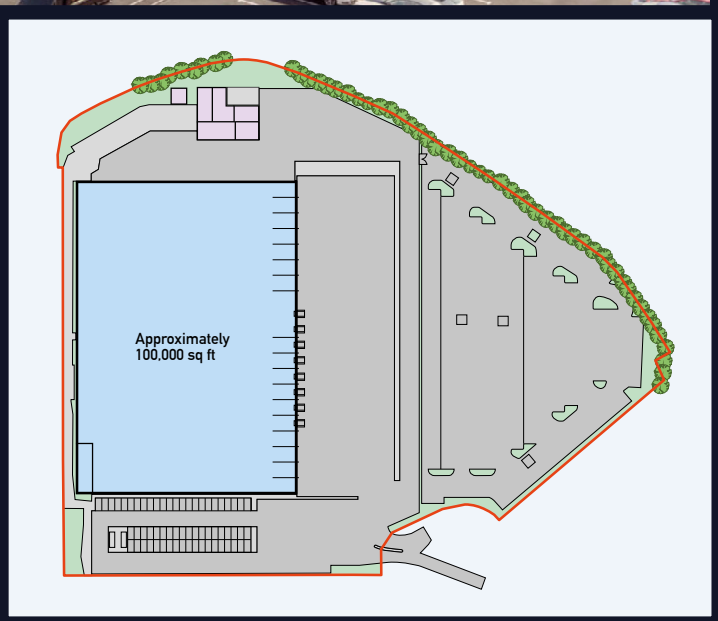
- Extensive internal strip-out completed
- Building returned substantially to shell condition
- Existing occupational infrastructure removed
- Asset repositioned for warehouse/industrial use
- Planning and technical work undertaken to support future options





OPTION 1





The illustrative layouts and visualisations shown above demonstrate a number of potential configurations which may be achievable, rather than a prescribed redevelopment strategy, enabling occupiers and investors to tailor the asset to their specific operational requirements, subject to planning permission, statutory approvals and any other necessary consents where required.

Illustrative concepts demonstrating the flexibility of the existing asset.

OPTION 2





The plans, layouts and computer-generated images shown are illustrative only and have been prepared to demonstrate potential future configurations of the property. They should not be relied upon as confirmation that any particular scheme, use or development would receive planning permission or any other required consent. Interested parties should undertake their own due diligence and satisfy themselves as to the suitability of the property for their intended use.

Illustrative concepts demonstrating the flexibility of the existing asset.

OCCUPATIONAL FLEXIBILITY & FUTURE OPTIONALITY

Matrix Court provides a clear warehouse / industrial footprint with mezzanine offices and ancillary accommodation along the glazed frontage. The property can be occupied in its current form, whilst also offering a range of future configuration options to suit occupier requirements.

The property has already benefited from extensive design, technical and enabling works as part of the Phase 1 Matrix Court strip-out project, allowing interested parties to build upon a significant body of work should they wish to pursue refurbishment, reconfiguration, extension or alternative uses, subject to obtaining any necessary consents.

The steel portal frame construction, substantial yard areas and generous site coverage provide flexibility for a range of warehouse, manufacturing, R&D, office and logistics occupiers. To demonstrate potential, indicative options are outlined above.

A significant amount of feasibility, design and technical assessment work has also been undertaken across the wider Matrix Court site, potentially reducing lead times and providing a strong foundation for future adaptation.

PLANNING

The Property was previously used as offices / Call Centre.

We would anticipate that the Property would be suitable for warehouse / industrial / leisure use, as a headquarters production facility, or other alternative uses subject to any necessary consents.

Parties are advised to make their own enquiries of the Local Planning Authority in respect of their current permitted use and their proposed use / operation.

ENERGY PERFORMANCE

The Property has been given a new Energy Performance Rating of B-48.

The full certificate is available upon request.

BUILDING INSURANCE / SERVICE CHARGE

The Tenant / Purchaser will be responsible for Building Insurance and any Estate / Service Charges which may be payable in respect of the property.

TENURE

The Property is available to Lease either as a whole or in part, subject to Tenant covenant and Lease terms.

Alternatively, the entire Property is available For Sale with Vacant Possession, save for a Tenancy of a small outbuilding (The Energy Centre).

The Property is held under Long Leasehold Title WA671819, such Lease being for a Term of 125 years from 29 September 1990.

The additional car park to the north of the Site, is held under Long Leasehold Title CYM174939 and Freehold Title CYM176297, and is available to purchase by separate negotiation. The additional car park is leased as a whole to Virgin Media, further details are available upon request.

TENANCIES

Vodafone occupy a small outbuilding (The Energy Centre) to the western side of the main building, which is leased together with associated rights of access and egress across the Site. The Lease is for a Term of 10 years from 1st December 2021, at a Rent of £10,548 per annum exclusive, subject to upward only Open Market Rent Review on 1st December 2026.

The additional car park to the north of the Site, is leased as a whole to Virgin Media. Further details are available upon request.

RENT / PRICE

Rental proposals can be provided upon application, such rental proposals being subject to the proposed use of the property and any works which may be required.

The guide price to purchase the Property is available upon application.

The additional car park to the north of the Site is available to purchase by separate negotiation if required.

VAT

All figures are quoted exclusive of VAT, which will be charged at the prevailing rate.

COSTS

Each party will be responsible for their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the proposed Tenant / Purchaser will be required to provide the usual information required to satisfy Anti-Money Laundering (AML) regulations.

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IDEALLY LOCATED

- Situated on Swansea Enterprise Park, the largest mixed use employment / trading cluster in Swansea.
- Swansea City Centre is accessed by road via Siemens Way, Nantong Way and the A4217.
- Swansea is the second largest city in Wales, with a local population estimated to be 249,400 (Office for National Statistics), and a catchment of 700,000 within the Swansea Bay City Region.
- The nearest international airport is Cardiff, with direct flights to destinations across Europe.
- Major investment and expansion has continued within Swansea's higher education sector with both Swansea University and University of Wales Trinity St Davids, with new campuses and facilities being developed recently.
- Swansea has an electrified high speed mainline rail service to London Paddington, with regular direct services running hourly throughout the day, stopping at Cardiff and Bristol, and taking approximately 2 hours 40 minutes.

Travel Distances	Miles	Km
M4 Junction 44	2.9	4.6
Swansea City Centre	3.2	5.2
M4 Junction 45	3.5	5.7
Port Talbot	9.6	15.4
Cardiff	46	73
Cardiff Airport	43	69
Newport	51	81
Pembroke Dock	59	94
Milford Haven	65	105
Fishguard	66	106
Bristol	80	129
Birmingham	154	248
London	190	306





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Design by Moose Studios. October 2026.

FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing, please contact:

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