

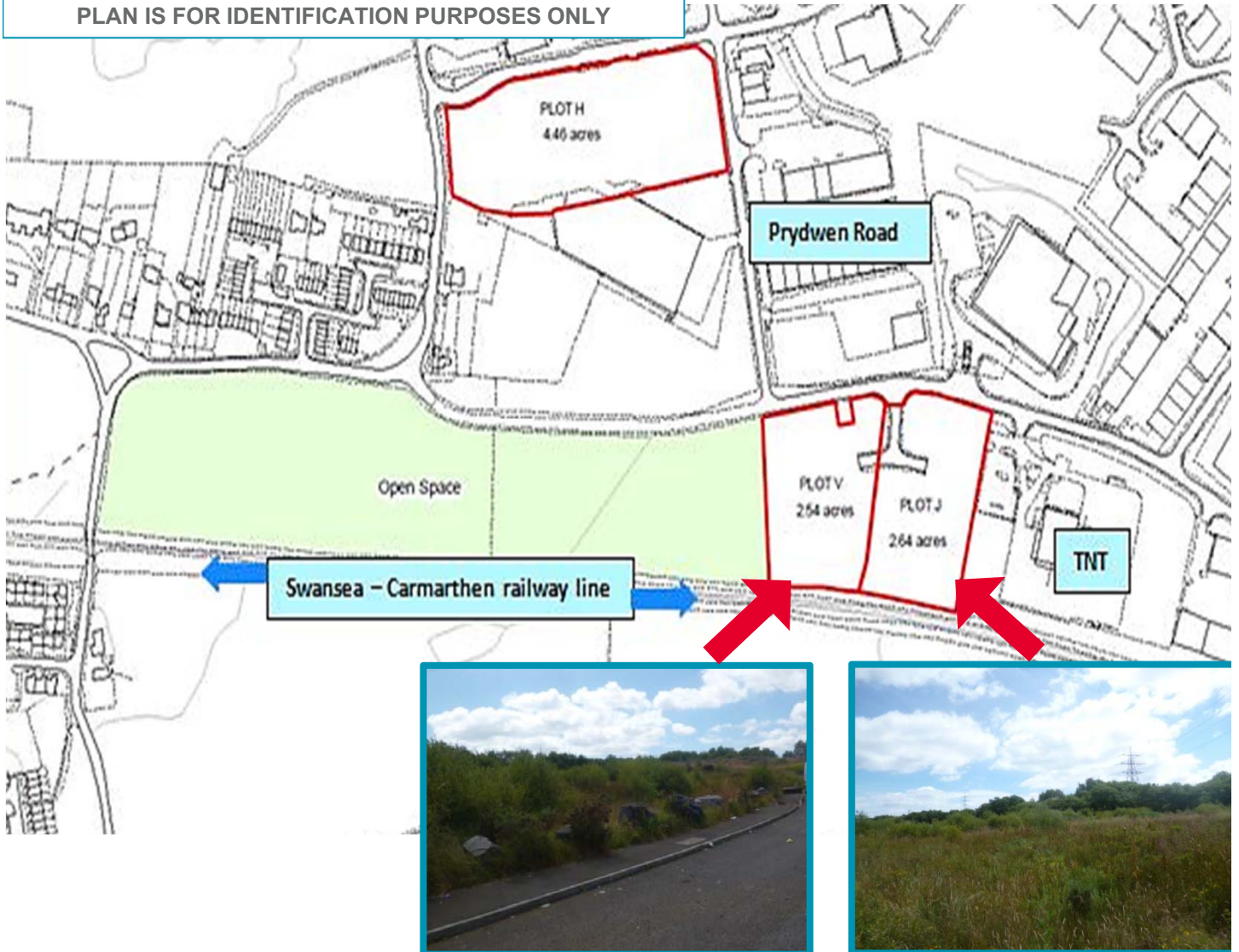


LAND FOR SALE

Plots J & V, Swansea West Industrial Estate

SA5 4HS

PLAN IS FOR IDENTIFICATION PURPOSES ONLY



1.03 – 2.1 hectares (2.43 – 5.19 acres)

Property Highlights

- Sites available from 2.43 acres upwards
- Roadside prominence and excellent transport links
- Potential for a range of uses subject to planning
- Established business location

For more information, please contact:

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Location

Swansea West Industrial Estate, located at Felinfach, is the largest post-war industrial estate in Swansea.

The Estate is located 4 miles north west of Swansea City Centre and 2 miles south of the M4 Junction 47, between the A484/A4070 Carmarthen Road and the main Swansea-Carmarthen railway line. Primary access to the estate is gained via the traffic signalled Carmarthen Road/Kingsway junction.

The existing estate accommodates approximately 140 firms with nearby occupiers including TNT, Quartzelec and the DVLA.

Description

The sites comprise a predominantly flat, regular shaped demise extending from Corporation Road. Plot J is approximately 1.07 hectares (2.64 acres), with a net developable area of approximately 0.83 hectares (2.04 acres). Plot V is approximately 1.03 hectares (2.54 acres), with a net developable area of approximately 0.68 hectares (1.68 acres). Both consist of overgrown grassland/woodland in need of clearing, with access provided via Corporation Road. The main Swansea-Carmarthen railway line runs along the site's southern boundary.

Tenure and Terms

Long leasehold (999 years)

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

VAT

VAT will be charged on all costs.

Planning

As per the City and County of Swansea Unitary Development Plan (adopted November 2008) the land is allocated as an Employment site under policy EC1 (4). Swansea's 2010-2025 LDP is currently in the deposit stages.

For all planning enquiries contact the City and Country of Swansea:

Civic Centre,
Oystermouth Road,
Swansea,
SA1 3SN

Phone: 01792 636000

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Viewing

For further information and to arrange an inspection, please contact the sole agents:

Chris Yates
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chris.yates@cushwake.com

Rob Ladd
029 2026 2254
rob.ladd@cushwake.com

December 2019

Important Notice

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