

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

unrivalled connectivity

parcfelindre.co.uk

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.





planning

Parc Felindre has planning permission for B1 and B2 uses for emerging industries such as high tech manufacturing and high level services and ancillary uses where complementary, plus parking, totalling floorspace up to 80,065 sq m (862,000 sq ft) on 16 ha (40 acres) gross.

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.

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an outstanding opportunity

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 ancillary B8
6A	0.39	0.96	B1, B2
6B	0.61	1.50	B1, B2
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
9A	0.53	1.30	B1, B2
9B	1.85	4.57	Car parking for 9A
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

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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

Parc Felindre
Swansea
SA5 7LU

further information

For viewings contact the joint agents

parcfelindre.co.uk

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Cyngor Abertawe Swansea Council

Cronfa Datblygu Rhanbarthol Ewrop
European Regional Development Fund

Llywodraeth Cymru
Welsh Government

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