

Illustration for indicative purposes only

For Sale

Plots available on a strategic serviced site in close proximity to the M4 Motorway
A range of plot sizes available from 0.96 acres

JLL
029 2072 6026
jll.co.uk/property

BK Bruton Knowles est.1862
01452 880104
www.brutonknowles.co.uk

Cyngor Abertawe Swansea Council

Llywodraeth Cymru Welsh Government

ParcFelindre
AMGYLCHEDD O SAFON I FUSNES
A QUALITY ENVIRONMENT FOR BUSINESS

Location

parcfelindre.co.uk

Parc Felindre occupies a prominent location adjacent to junction 46 of the M4 motorway. The site offers a total of 40 acres of net developable land which is immediately available.

Junction 46 provides easy access via the M4 corridor to the major cities of Bristol and London to the East. Onward travel from the M4 past Newport is available to Birmingham and Manchester via the M5 Motorway.

Parc Felindre is a public sector backed business park focussing on emerging industrial such as high-tech manufacturing and other high-level associated users.





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2.4 miles from the proposed life science campus at the Morriston Hospital site

parcfelindre.co.uk

An outstanding opportunity



key
- sold
- available

Terms: Plots available on a long-leasehold basis.

Planning: Parc Felindre is allocated in the adopted LDP for B1 & B2 Uses.

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

Development Information: Further information on the site is available on request.

Virtual Flight: To view drone footage, click here.


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accommodation

Plots can be amalgamated.

Plot	Ha	Acres
1A	0.36	0.88
1B	1.16	2.86
2A	0.42	1.03
2B	0.73	1.80
3A	0.49	1.21
3B	1.04	2.56

Plot	Ha	Acres
4A	0.76	1.87
4B	1.08	2.66
5	1.75	4.32
6A	0.39	0.96
6B	0.61	1.50
7A	0.47	1.16
7B	0.59	1.45

Plot	Ha	Acres
8	SOLD	
9A	0.53	1.30
9B	SOLD	
10	0.98	2.42
11	1.01	2.49
12A	0.63	1.55
12B	0.28	0.69

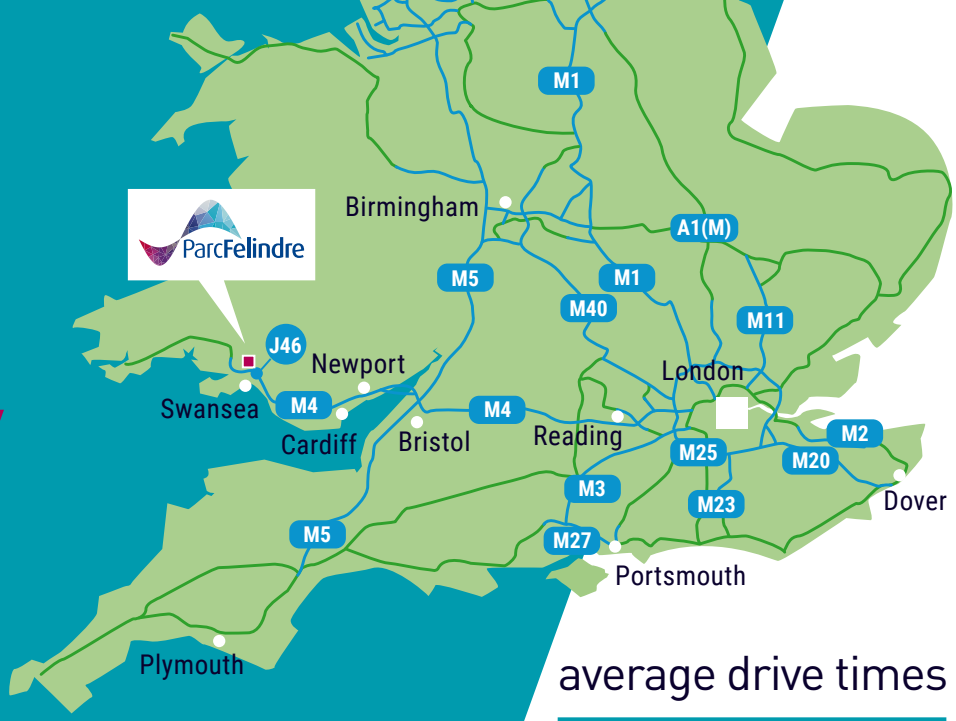
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36% of Swansea's population are qualified to degree level or higher offering a generous and ranging labour pool within the immediate area

Swansea city is a crucible for new ideas, scientific research and business development

Swansea is home to the Institute of Sustainable Design and 2 Universities

£1.3 billion currently being invested in the Swansea Bay City Deal



Parc Felindre presents an exciting development opportunity for industries involved in high-tech manufacturing and R&D to grow and develop whilst benefitting from proximity to a vibrant city, skilled labour force and connectivity.

- A total of 40 acres of net developable land.
- Potential for 862,000 sq ft of floorspace across the site.
- Services to site existing. Data room access available on request.

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

All Enquiries: Heather Lawrence

JLL
029 2072 6026
jll.co.uk/property

Dorian Wragg

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Llywodraeth Cymru Welsh Government

Cronfa Datblygu Rhanbarthol Ewrop European Regional Development Fund

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