



PARC Fforestfach

Pontardulais Rd, Cadle, Fforestfach, Swansea SA5 4BA

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PARC Fforestfach

cardfactory

next  
OUTLET



home bargains



Poundland



1,300 OVERALL  
FREE PARKING SPACES  
(Including Tesco Extra parking spaces)

CAFFÈ  
NERO



141,500 sq.ft  
(13,145 sq.m)



465k

RETAIL CATCHMENT

45mins

M PARC FFORESTFACH  
AVERAGE DWELL TIME

37%

OF SHOPPERS VISIT ON  
A MONTHLY BASIS

£45million

M PARC FFORESTFACH AVERAGE SPEND

141.5k

SQ.FT OF  
RETAIL SPACE

TOP 5%

OF UK CENTRES FOR  
SPEND CAPTURE  
WITHIN ITS CATCHMENT

20

RETAIL UNITS  
ON SITE

£641million

CATCHMENT SPEND

8million

AVERAGE ANNUAL FOOTFALL

1,300

CAR PARKING  
SPACES  
FREE FOR 3 HOURS

10

RAPID EV CHARGERS  
COMING SOON





# M PARC Fforestfach

The parc is located along the A483 Pontardulais Road, approximately 4 miles northwest of Swansea City Centre. The scheme is positioned directly opposite Pontardulais Retail Parc, with tenants including M&S Foodhall, Hobbycraft, and Pets at Home.

Anchor occupiers include Tesco, Mcdonalds and Aldi. Parc Fforestfach has established its reputation as a convenience retail parc due to its accessibility and tenant line up.

 **20**  
Total Units

 **141,500** sq.ft  
Total development



## Current Occupiers



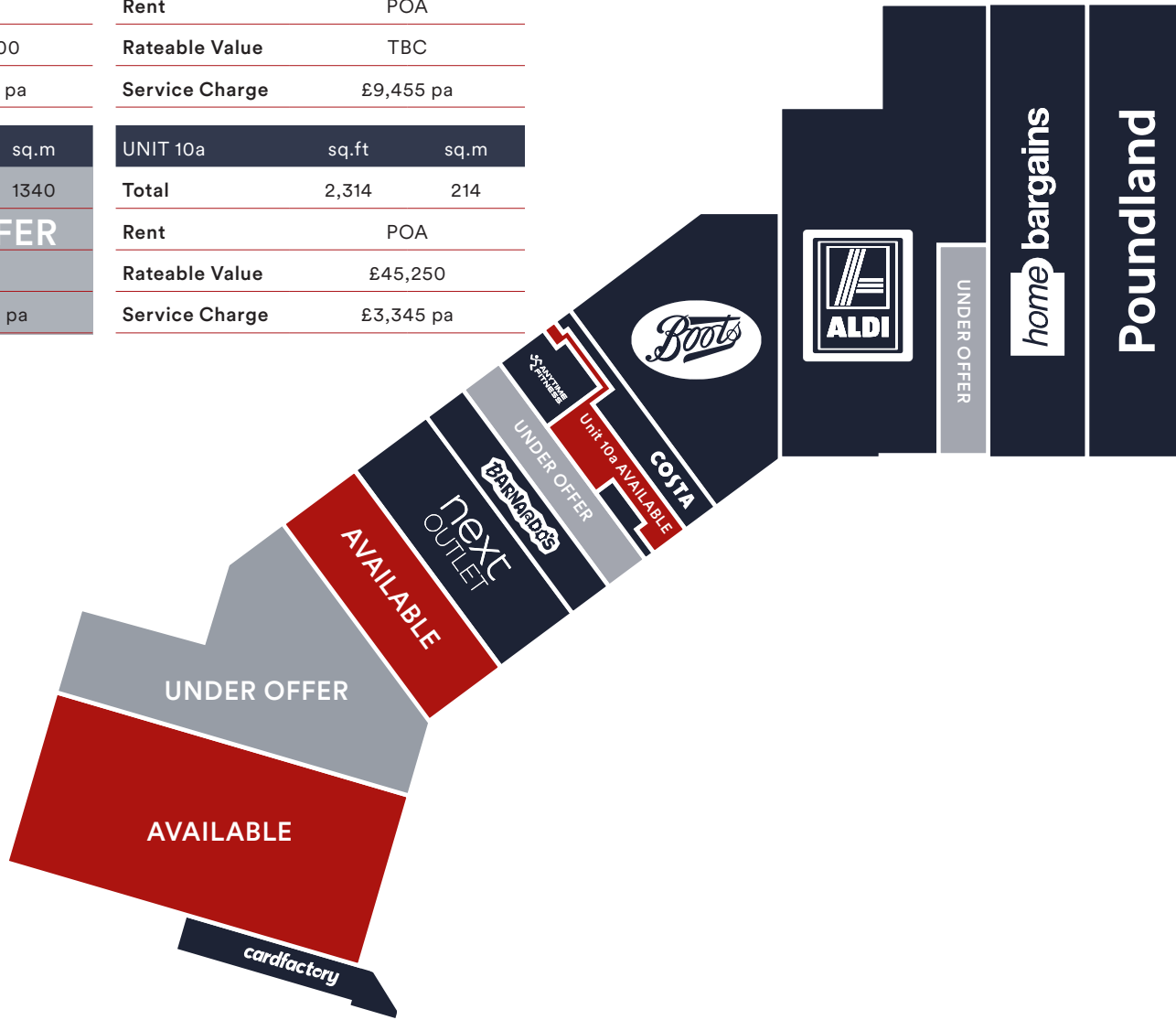
# Available Units

UNIT 4-5	sq.ft	sq.m
<b>Total</b>	18,988	1,764
<b>Rent</b>	POA	
<b>Rateable Value</b>	£265,000	
<b>Service Charge</b>	£28,856 pa	

UNIT 6	sq.ft	sq.m
<b>Total</b>	14,420	1340
<b>Rent</b>	<b>UNDER OFFER</b>	
<b>Rateable Value</b>	TBC	
<b>Service Charge</b>	£23,000 pa	

UNIT 7	sq.ft	sq.m
<b>Total</b>	6,100	567
<b>Rent</b>	POA	
<b>Rateable Value</b>	TBC	
<b>Service Charge</b>	£9,455 pa	

UNIT 10a	sq.ft	sq.m
<b>Total</b>	2,314	214
<b>Rent</b>	POA	
<b>Rateable Value</b>	£45,250	
<b>Service Charge</b>	£3,345 pa	



**20**  
RETAIL UNITS  
ON SITE



**800k**  
MONTHLY FOOTFALL



**£641m**  
CATCHMENT SPEND



**3hr**  
FREE PARKING



View on Google Maps



# 15,000

SQ.FT OF NEW OR UPSIZED BRANDS IN 2024

# 465,000

CATCHMENT

161k

PRIMARY

171k

SECONDARY

134k

TERTIARY

## Travel Times

Estimated distances and times



**Swansea City Centre**

4 Miles (13min)



**Mumbles**

6.5 Miles (23min)



**Llanelli**

8.8 Miles (17min)



**Neath**

11.6 Miles (17min)



**Port Talbot**

14.8 Miles (20min)



**Porthcawl**

24.7 Miles (32min)







PARC Fforestfach

# LCP.

part of M<sup>®</sup>Core



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