



**the food
WAREHOUSE**

Opening Q1 2025

Jollie's

The Pet People

Opening Q2 2025

M

PARC Fforestfach

Pontardulais Rd, Cadle, Fforestfach, Swansea SA5 4BA

6 New Retailers
Signed In 2024

///sobs.tags.leader



PARC Fforestfach

the food WAREHOUSE

COMING SOON

next OUTLET



home bargains

cardfactory

Jollyes
The Pet People

COMING SOON



Poundland

CAFFÈ NERO



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

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

TESCO

 **ALDI**

next
OUTLET

**BURGER
KING**

Boots

cardfactory

BARNARDO'S

CAFFÈ
NERO

COSTA

Poundland

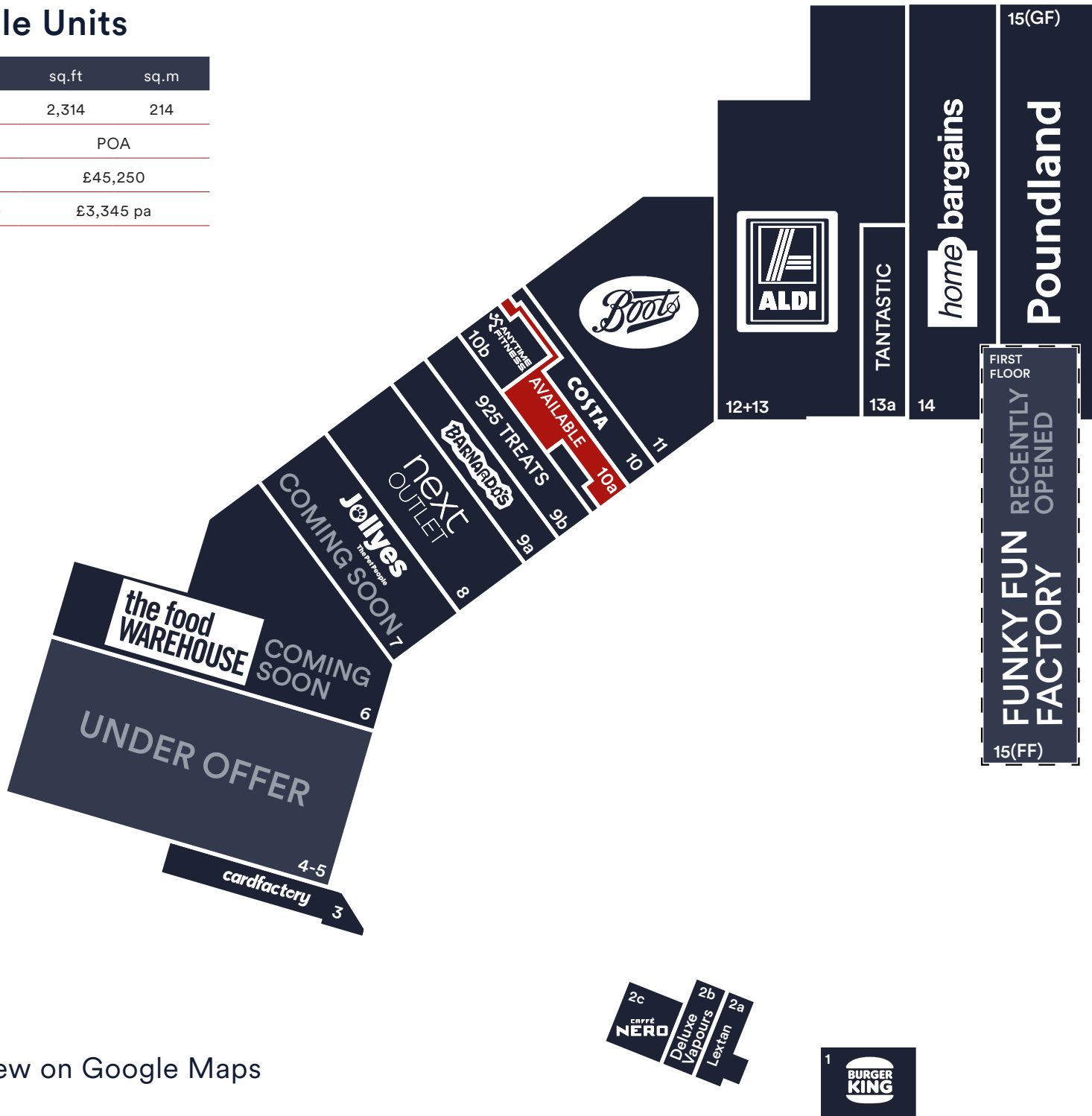
home **bargains**

 **McDonald's**

 **ANYTIME
FITNESS.**

Available Units

UNIT 10a	sq.ft	sq.m
Total	2,314	214
Rent	POA	
Rateable Value	£45,250	
Service Charge	£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)



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**Average data taken from research carried out between 7th to 10th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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