

Plot V Swansea West Industrial Estate Swansea, SA5 4HS 1.03 hectares (2.54 acres) gross

LOCATION

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

For further information, please contact the sole agents:

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Land at Swansea West Industrial Estate



DESCRIPTION

The site comprises a part flat part sloping, regular shaped demise extending from Corporation Road. It is approximately 1.03 hectares (2.54 acres), with a net developable area of approximately 0.68 hectares (1.68 acres), and consists 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.

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).

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

Civic Centre,
Oystermouth Road,
Swansea,
SA1 3SN
Phone: 01792 636000

TENURE

Long leasehold (999 years)

PRICE

On application

LEGAL COSTS

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

VAT

VAT will be charged on all costs.

VIEWING

For further information, including any property due diligence held, please contact the sole agents:

Rob Ladd

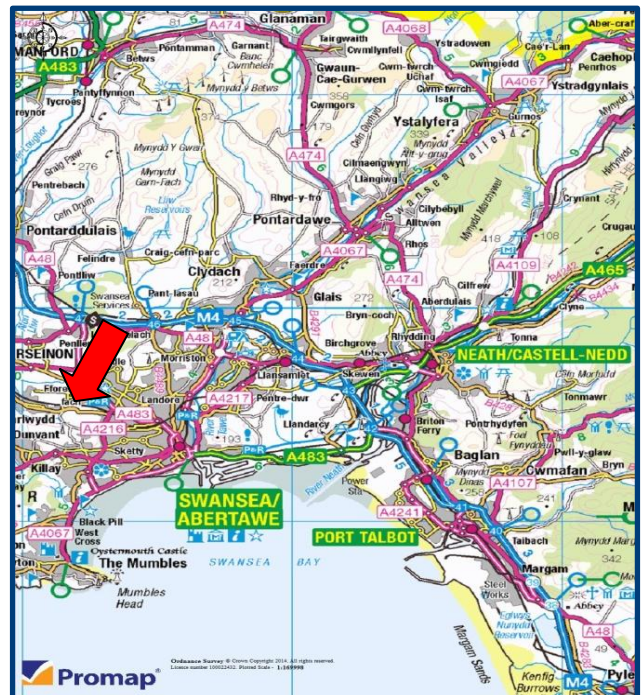
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