

the food WAREHOUSE

Opening Q1 2025

6 New Retailers
Signed This Quarter

///sobs.tags.leader

M

PARC Fforestfach

Pontardulais Rd, Cadle, Fforestfach, Swansea SA5 4BA



PARC Fforestfach

**the food
WAREHOUSE**

COMING SOON

**next
OUTLET**



home bargains



Poundland

cardfactory



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

**CAFFÈ
NERO**



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

465k

RETAIL CATCHMENT

£45million

M PARC FFORESTFACH AVERAGE SPEND

45mins

M PARC FFORESTFACH
AVERAGE DWELL TIME

37%

OF SHOPPERS VISIT ON
A MONTHLY BASIS

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



next
OUTLET



cardfactory



CAFFÈ
NERO

COSTA

Poundland

home bargains



Available Units

UNIT 4-5	sq.ft	sq.m
Total	18,988	1,764

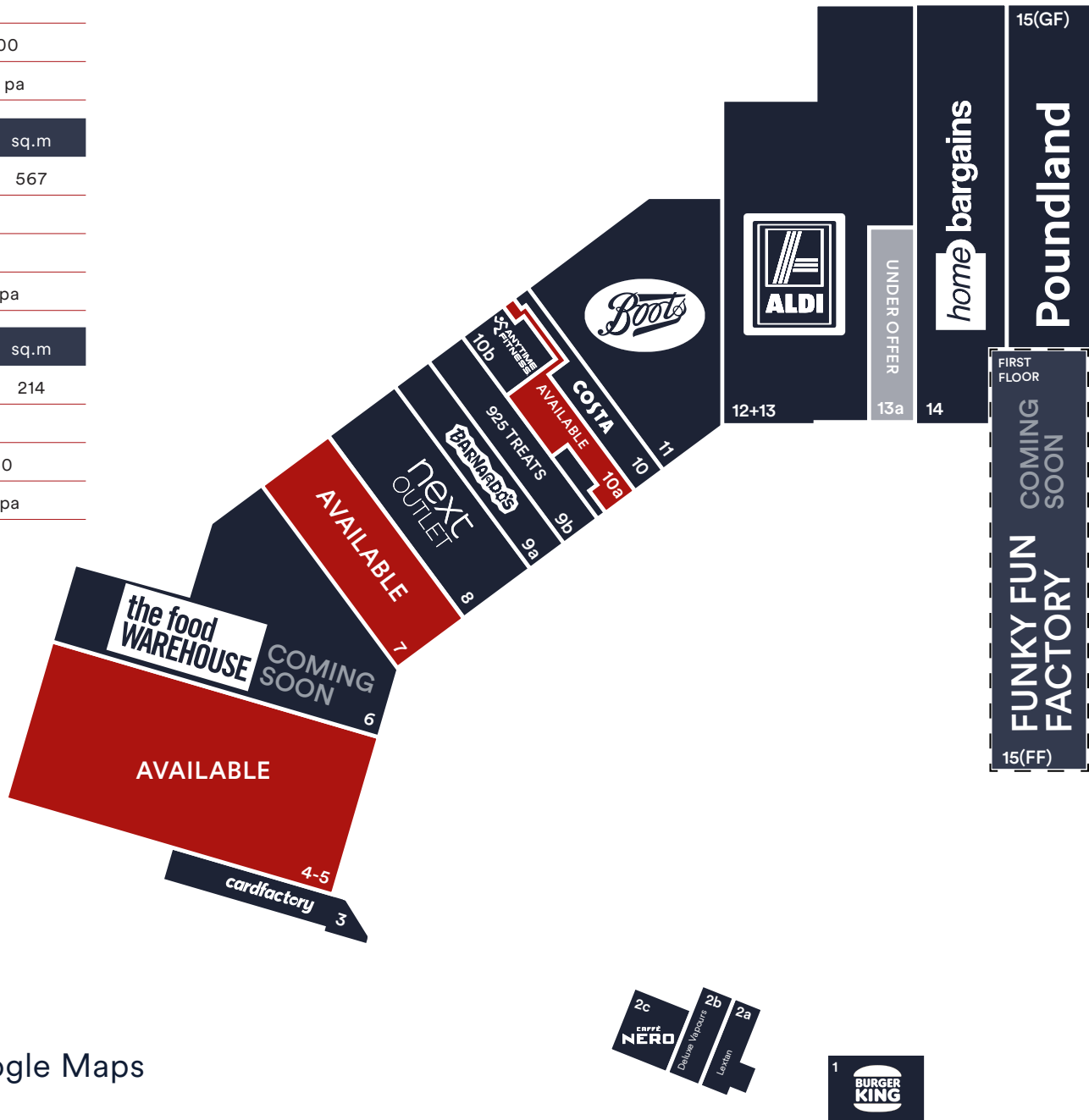
Rent	POA	
Rateable Value	£265,000	
Service Charge	£28,856 pa	

UNIT 7	sq.ft	sq.m
Total	6,100	567

Rent	POA	
Rateable Value	TBC	
Service Charge	£9,455 pa	

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)



[View on Google Maps](#)

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