



# PHOENIX

RETAIL PARK . SWANSEA



## 68,500 SQ FT OPEN A1 RETAIL PARK

- › Up to 3 NEW units of 10,000 sq ft available
- › Established retail location
- › Adjacent to TESCO extra
  - › 299 car park spaces
- › Additional 2,500 sq ft A3 unit



A DEVELOPMENT BY



BARBERRY

[www.barberry.co.uk](http://www.barberry.co.uk)



**KEY** = EXISTING = PROPOSED

## PROPOSAL

Barberry Developments has submitted a planning application for a phased refurbishment and part re-development of the Phoenix Retail Park. The scheme will provide three new units of 10,000 sq ft (capable of sub division to meet specific requirements) and a free standing A3 unit. The accommodation will be complemented by approximately 300 car parking spaces. New access will be provided from the principal frontage of Fendrod Way.

## LOCATION

The Phoenix Retail Park is located approximately 4 miles north of Swansea City Centre and within 2 miles from Junctions 44/45 of the M4. Adjacent occupiers include Tesco Extra, Currys, Comet and PC World. Occupiers on the Park include Carpetright, CCS, Sigma Kitchens and Halfords.

## PLANNING

The existing scheme has the benefit of an established open A1 planning consent with no restriction on mezzanine accommodation.

## TERMS

Upon Request.

**SAT NAV REF:**  
SA7 9EG



## FLOOR AREAS

Unit	Sq ft	Sq m	Status
A	10,000	929	Let to Halfords
B	6,000	557	Let to Sigma Kitchens
C	10,057	934	Let to CCS
D	10,065	935	Let to Carpetright
E	10,000	929	Available
F	10,000	929	Available
G	10,000	929	Available
H	2,500	232	Available
<b>TOTAL</b>	<b>68,622</b>	<b>6,374</b>	



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