

# TO LET



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6,150-9,430 SQ FT

# Open A1 Retail Unit

## Lion Way Retail Park Swansea

Lion Way Retail Park Benefits From An Open A1 Food/Non-Food Planning Permission



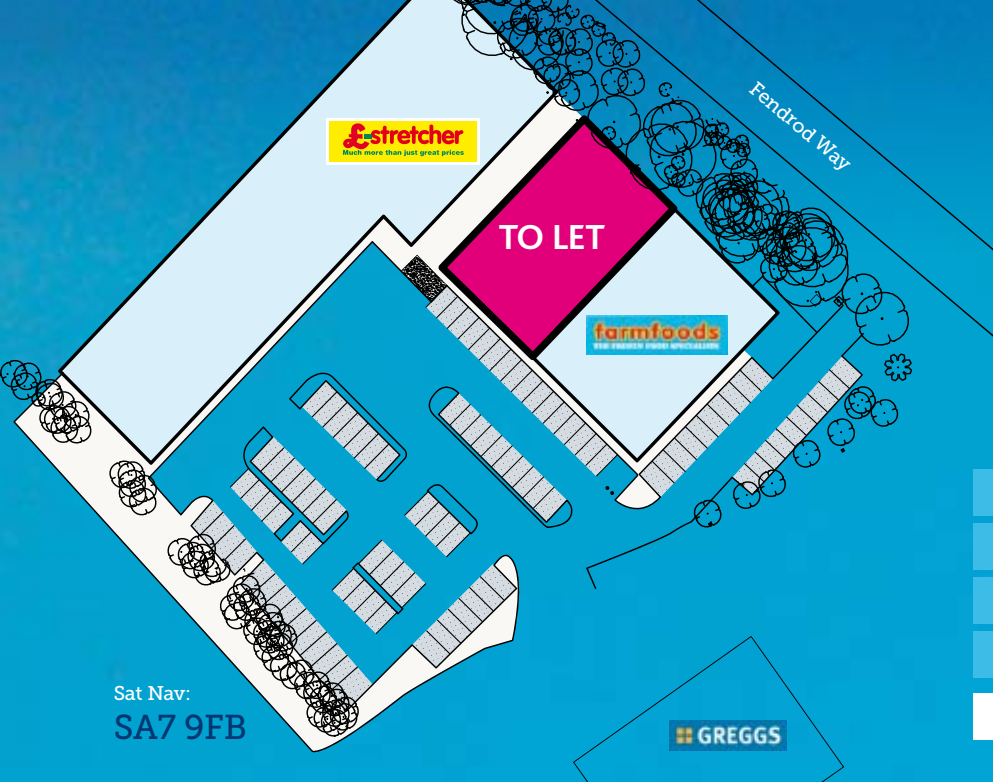
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ACCOMMODATION		
Dimensions	Sq M	Sq Ft
Ground Floor	571	6,150
Mezzanine	305	3,280
<b>TOTAL</b>	<b>876</b>	<b>9,430</b>

Sat Nav:  
SA7 9FB

## LOCATION

The subject property is situated on Swansea Enterprise Park which is located approximately 3 miles to the North East of Swansea City Centre. The Enterprise Park can be accessed via the M4 motorway from Junctions 44 & 45. Surrounding occupiers include Farmfoods, Instore, Greggs, Carpetright, Halfords, Focus, Comet, Tesco Extra, Floor 2 Go, PC World and Currys, as well as a number of other good national and local operators and retailers. The property is located off Phoenix Way, on the busy Lion Way Retail Park. Phoenix Way is one of the main arterial routes through the Enterprise Park.

## DESCRIPTION

The property comprises a good quality retail warehouse premises with ample forecourt and car parking areas. Internally the property benefits from a substantial mezzanine floor area which has been provided to a good quality with excellent retailing potential. The retail park benefits from lighting, landscaping, refuse areas and improved loading. The car park provides c100 spaces at a ratio of 1:290 sq ft.

## RENTAL

Rent on application.

## LEASE TERMS

The property is available on a new Full Repairing and Insuring lease, for a term to be agreed.

## VIEWING

Viewing strictly by prior appointment with the joint agents.



**RICHARD RYAN**  
Tel: 029 2037 8921  
Email: richard.ryan@fletchermorgan.co.uk

**TIM EDWARDS**  
Tel: 020 7493 4455  
Email: tim@morganwilliams.co.uk



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