

PRINCESS QUARTER





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New City Centre Retail Units To Let Under A1/A2/A3 Planning Use

The property forms part of a new multi-purpose development featuring 15,000 sq ft of Grade A office accommodation on the upper floors with high quality retail units to the ground floor.



LOCATION

The building is located in the heart of Swansea City Centre, situated on the corner of Princess Way and St Mary's Street in a prominent city-centre location.

The scheme is located in close proximity to the city's new 3,500 capacity Copr Bay Arena, hosting over 200 events a year, including top music acts, theatre productions and conferences. The state of the arena attracts over 230,000 visitors per year to the city and positions Swansea as a top destination for both leisure and business.

In addition, the National Waterfront Museum, LC Gym & Waterpark and The Dylan Thomas Centre are all close by, adding year-round valuable visitor attractions. The city's new Community Hub, Library and Archives Development is set to open soon, just a 2-minute walk from the building. The exceptional scheme is set to transform Swansea's retail and hospitality scene bringing thousands of workers and visitors to the city centre on a daily basis.

The building is surrounded by new independent restaurants, apartments, a number of multi-storey car parks and a landmark 'gateway' bridge spanning Oystermouth Road, seamlessly connecting the city centre to Swansea's Marina, the beach and the region's famed coastal path.

As a main thoroughfare of the city, Princess Way serves as a busy connection for pedestrian traffic travelling from Oystermouth Road, Castle Square and Oxford Street. The location also provides the scheme with excellent visibility to a consistent flow of traffic passing along Princess Way.



SWANSEA CITY CENTRE

1. Oxford Street (Main Shopping Area)
2. New Central Library & Community Hub
3. Park Tawe Shopping Centre
4. Swansea Castle
5. BT
6. Travelodge
7. Vue Cinema
8. Premier Inn
9. Museum Park
10. Morgans Hotel
11. Swansea Museum
12. River Tawe
13. Castle Square
14. Central Train Station
15. Central Bus Station
16. St Mary's Church
17. Copr Bae Arena
18. LC2
19. Waterfront Museum
20. Swansea Marina



KEY FEATURES

The building comprises 4000sq ft retail accommodation over the ground floor which can be let a whole or subdivided in up 1000ft increments, adaptable and flexible to suit tenant requirements and support organic business growth.

Offering a prominent shop-front position, the units are ideal for popular local establishments as well as brand name national retailers and restaurants whom will benefit from the significant footfall that this major thoroughfare of the city attracts.

Having recently undergone extensive redevelopment, the buildings elevation is sleek and contemporary featuring full height, full width glazing offering prominent shopfront appeal across the bustling Princess Way and St Marys Street.

ACCOMMODATION

The units comprise the approximate GIA areas.

		SQ FT	SQ M
RETAIL UNIT 1	Available To Let	949	88.2
RETAIL UNIT 2	Available To Let	897	83.3
RETAIL UNIT 3	Available To Let	896	80.7
RETAIL UNIT 4	Available To Let	1,661	154.3

PLANNING

The Units benefit from A1, A2 and A3 planning consent. Other uses considered, subject to planning.

QUOTING RENT

£20 per sq ft, per annum exclusive.

SERVICE CHARGE

Details available on request.

SPECIFICATION

The Unit will be handed over in a developer's shell specification with capped services and glazed shop fronts.

EPC

A rated energy performance.



FLOORPLAN



Adaptable and flexible to suit tenant requirements.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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Agent's Important Notice

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