



# Aberafan

Shopping Centre | Port Talbot



M4 Junction 41

2 mins to Parkway  
Train Station

Port Talbot  
Bus Station

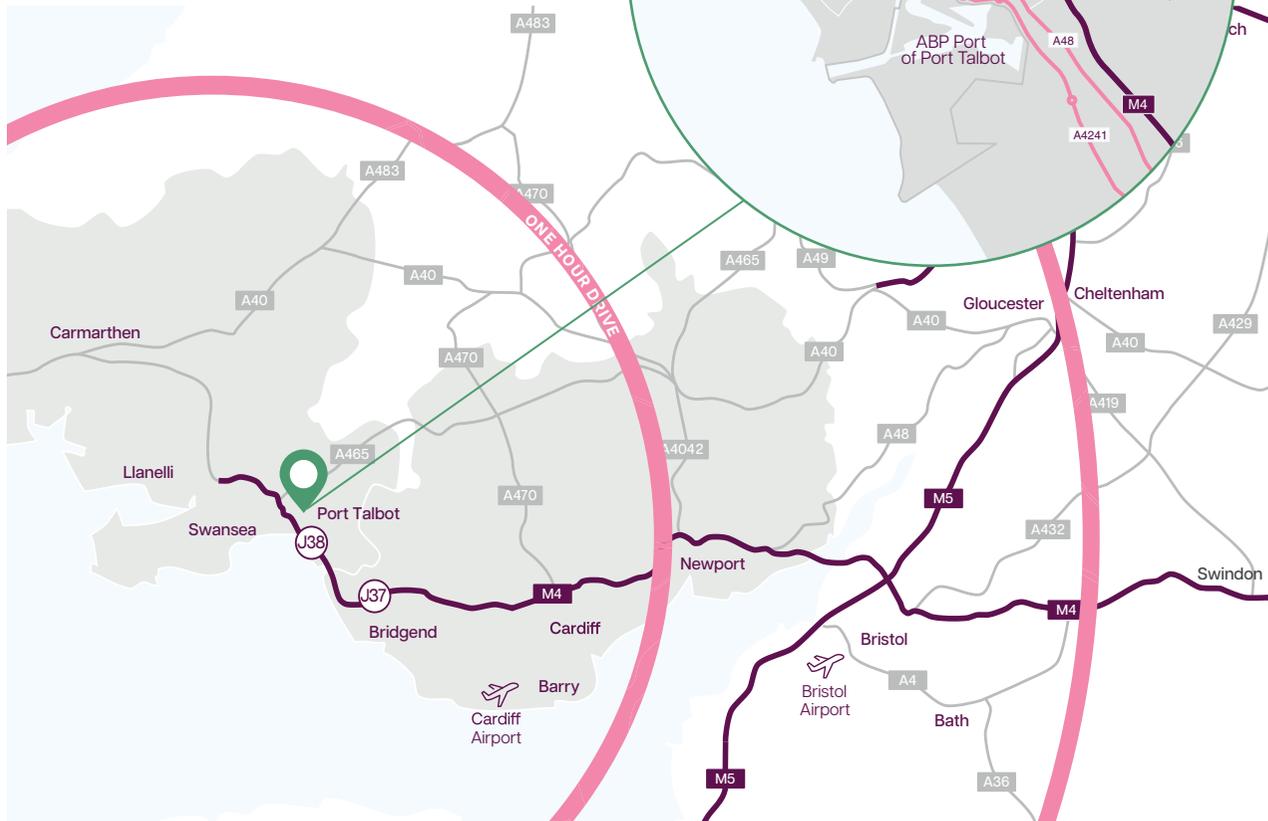
Shopping Centre  
Car Parking

# 50+ stores

Offering a great range of stores from  
your high street brands to independent  
stores, with over 50+ to choose from

# Location

Port Talbot is located right in the centre of South Wales. Situated in the county borough of Neath Port Talbot approximately 8 miles east of Swansea. The town is served by the Great Western Mainline railway with fast trains running both east and west, and by two local airports; Swansea and Cardiff. There are three junctions on the M4 motorway serving Neath Port Talbot.



## A thriving vibrant location



**1 min**

Drive from Junction 41 of the M4



**2 mins / 0.7 mile**  
to Port Talbot Parkway train station



**18 mins**  
from Port Talbot Parkway to Swansea Central



Aberafan Shopping Centre, Port Talbot SA13 1PB

# Description

The Aberafan Shopping Centre is located just off Junction 41 of the M4. It is the only indoor shopping complex in the town with over 250,000 sq ft of retail floorspace. The Aberafan Shopping Centre is a vibrant place to shop, relax and experience the best of Port Talbot.

The scheme is home to some of the biggest names in UK retail; to include JD Sports, Poundland, Home Bargains, New Look & The Entertainer to name a few.

It is also the independent hub of the town with operators including popular local clothing retailer, San Portablo and former Wales & British Lion, Richard Hibbard's café concept 'The Hideout' along with many others.

Aberafan Shopping Centre accounts for **60%** of shoppers total spend in Port Talbot

**507k**  
Population  
within 20km

**67k**  
Average vehicles  
passing on M4  
per day

**663**  
Parking  
spaces



Top brands including

NEW LOOK



Argos

Poundland

bm

COSTA

Superdrug



home bargains

GREGGS

Boots

# Units Available To Let

- 1** Unit - Unit 3/4  
Size - 1,879 sq ft  
Rent - £35,000 pax

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- 2** Unit - Unit 25/26  
Size - 2,215 sq ft  
Rent - £27,500 pax

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- 3** Unit - M2  
Size - 2,436 sq ft  
Rent - POA

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- 4** Unit - Unit 11A  
Size - 1,165 sq ft  
Rent - £17,500 pax

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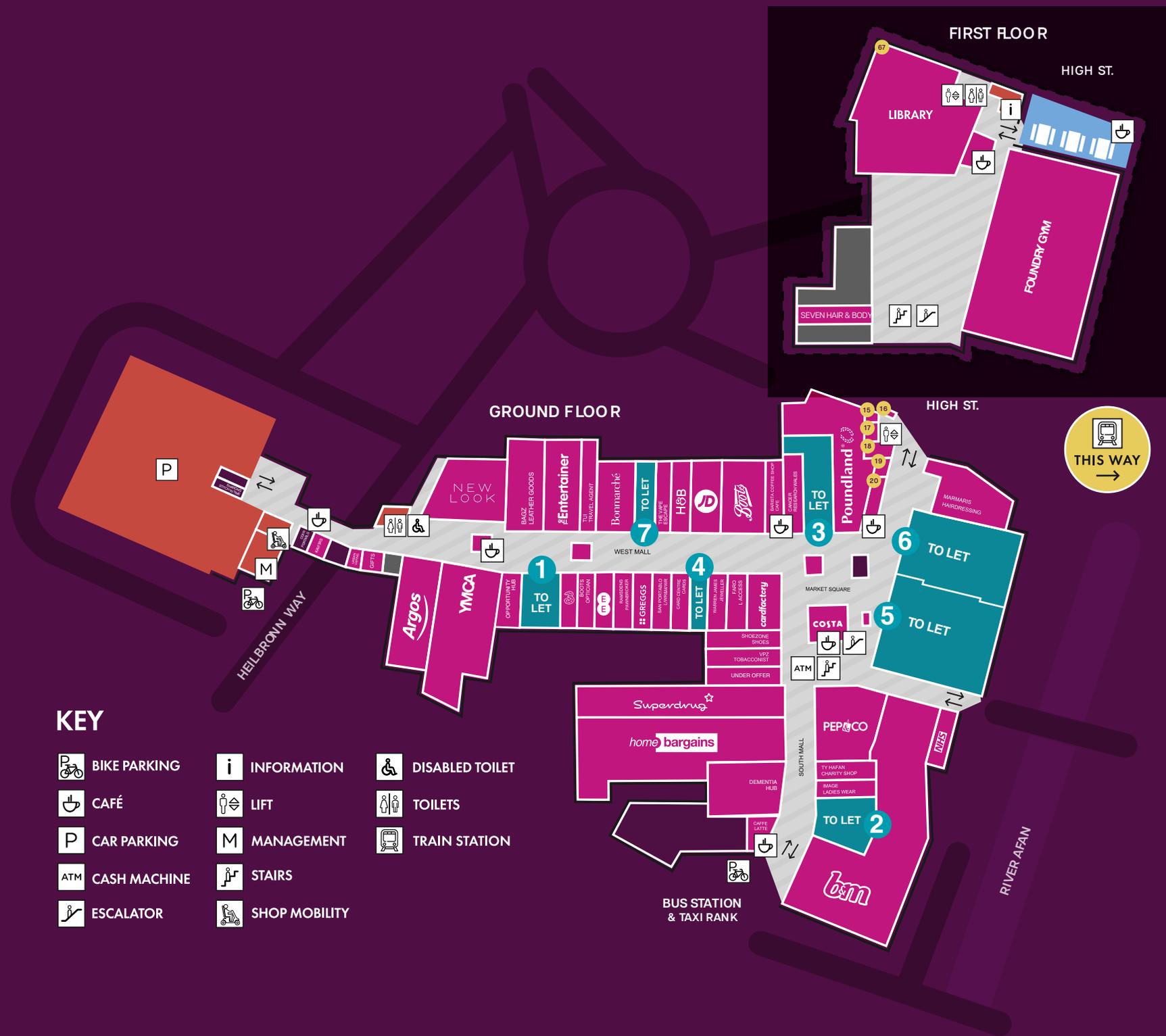
- 5** Unit - New Unit A  
Size - 10,668 sq ft  
Rent - POA

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- 6** Unit - New Unit B  
Size - 7,722 sq ft  
Rent - POA

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- 7** Unit - Unit 15  
Size - 2,198 sq ft  
Rent - £18,500 pax



## KEY

- |  |              |  |               |  |                 |
|--|--------------|--|---------------|--|-----------------|
|  | BIKE PARKING |  | INFORMATION   |  | DISABLED TOILET |
|  | CAFÉ         |  | LIFT          |  | TOILETS         |
|  | CAR PARKING  |  | MANAGEMENT    |  | TRAIN STATION   |
|  | CASH MACHINE |  | STAIRS        |  |                 |
|  | ESCALATOR    |  | SHOP MOBILITY |  |                 |



# Further Information

For further details and viewing contact:-

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