

LAND OFF ALAMEIN ROAD, MORFA, SWANSEA, SA1 2JA

Land To Let

LAND TO LET

Approx. 0.25 Acres | £15,000 PAX

SUITABLE TO A RANGE OF USES (STP) | CLOSE TO SWANSEA.COM STADIUM AND MORFA RETAIL PARK | FENCED AND GATED

LAND OFF ALAMEIN ROAD, MORFA, SWANSEA, SA1 2JA

Land To Let

LOCATION

Situated within close proximity to Morfa Retail Park and The Swansea.com Stadium, the land offers convenient access to the M4 along with transport links to Swansea City Centre. The land also benefits from being situated close to Landore Park and Ride and is less than 2 miles to Swansea Train Station. The site is also situated amongst a range of residential properties.

DESCRIPTION

The land occupies a rectangle shaped plot which is level and finished with chippings. The area is enclosed with palisade fencing with a gate fronting onto Alamein Road and a rear potential access point via the Riverside House estate.

There is a power supply to the site ready for tenant fit out.

ACCOMMODATION

Unit	Sq.ft	Acres
Land	Approx. 11,000	Approx. 0.25



LAND OFF ALAMEIN ROAD, MORFA, SWANSEA, SA1 2JA

Land To Let

TENURE

Available on a new Full Repairing & Insuring lease, terms to be agreed.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Interested parties are asked to verify rates payable by contacting the local authority.

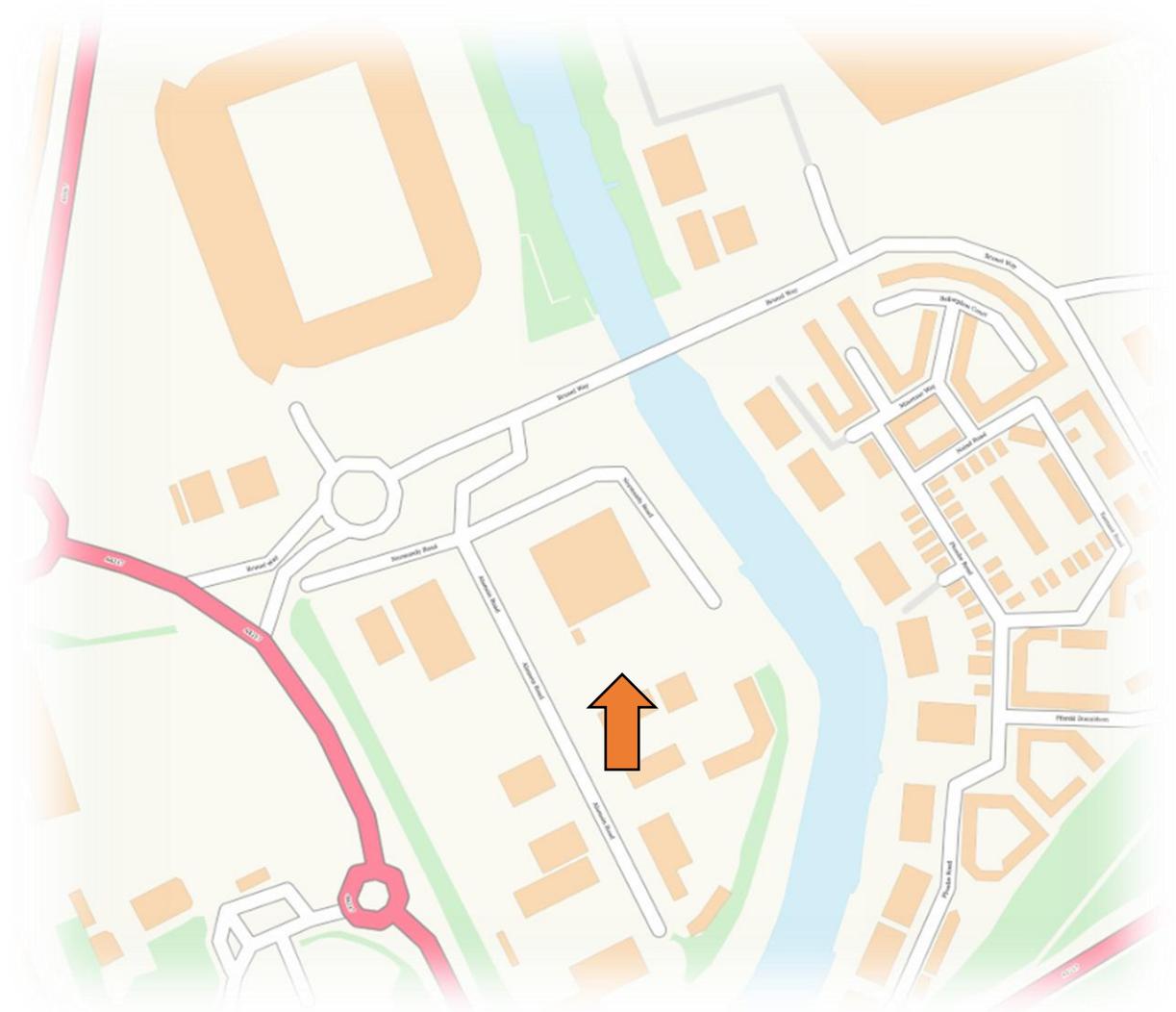
CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, September 2025

Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavors to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.