

SWANSEA

TO LET

Warehousing / Office /
Open Storage Opportunities

Port of Swansea, SA1 1QR

Available Property

Road, rail and sea connectivity

Close proximity to Swansea city centre
and M4 motorway (Junction 42)

Situated in a top tier ('A') grant assisted area
and within the Swansea Bay City Region

Swansea City Centre

SA1 Swansea Waterfront

A483

M4
J42 - 4.8 km / 3 mi

Delivering Property Solutions

ABP | PROPERTY

Opportunity

Our available sites, warehousing and office accommodation are situated within the secure confines of the Port of Swansea, located less than 2 miles from Swansea city centre.

Over recent years the Port has benefitted from major investment and offers opportunity for port-related users to take advantage of both available quayside access and port handling services, together with non-port related commercial occupiers seeking well located and secure storage land, existing warehousing and development plots for the design and construction of bespoke business accommodation.

Location

The Port of Swansea is conveniently located 3 miles, via the A483 dual carriageway, to the west of Junction 42 of the M4 motorway, offering excellent road connectivity. The Port is positioned at the gateway to Swansea city centre (2 miles to the north west) and sits adjacent to the large mixed use SA1 waterside development. The main entrance to the Port is accessed off Baldwin's Crescent, which links directly to the A483.

Road M4 J42 – 4.8km / 3 miles
M4 J45 – 12.8km / 8 miles
M4 J47 – 12.8km / 8 miles
Port Talbot – 11.2km / 7 miles
Bridgend – 32.2km / 20 miles
Cardiff – 62.8km / 39 miles

Rail Direct rail access available from the Port. Handling services can be provided.

Air Cardiff Airport – 56.3 km / 35 miles
Bristol Airport – 133.6 km / 83 miles

Sea Direct access to quayside capable of taking vessels of 30,000 dwt.

Port Services

ABP's most westerly positioned Port in South Wales providing shorter sailing times for vessels trading in/out of the West of UK. The docks provides deep sea accessibility (**Length: 200m, Beam: 26.2m, Draught: 9.9m**). The Port benefits from multiple berths to accommodate a range of vessel sizes and types as well as quayside infrastructure suitable for the transhipment and storage of a range of cargoes and commodities. e.g. coal, sand, scrap, project cargo, tissue reels, pulp. ABP can provide handling services (quotation on application).

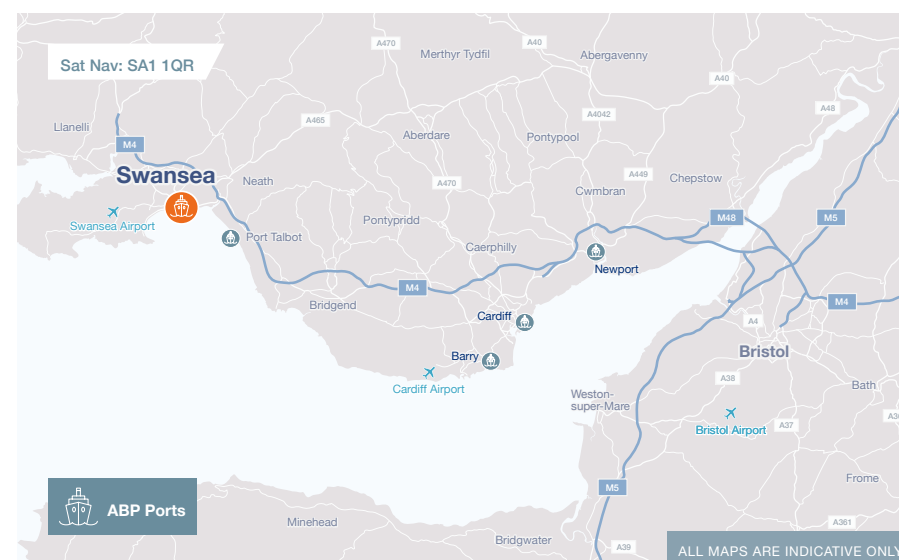
Potential Uses

- + Industrial
- + Logistics
- + Warehousing
- + Distribution
- + Open storage

Financial Support

The Port of Swansea is located in an area designated as having Category 'C' status under European Commission state aid rules. Qualifying Companies may benefit from additional support.

For further information interested parties should contact the Welsh Government on 03000 603000, www.businesswales.gov.wales or www.gov.wales



Port of Swansea Opportunities



Planning

The adopted Swansea Local Development Plan (LDP) 2010-2025 promotes opportunities within the Port that enhance the viability of the Port and docks and increase appropriate employment and business opportunities, as well as considerable permitted development rights existing for docks related development (subject to EIA regulations). All interested parties are however advised to refer all planning specific queries to Swansea City Council, Civic Centre, Oystermouth Road, Swansea, SA1 3SN.

Tenure

The Port offers leasehold opportunities for open storage, existing accommodation or for bespoke development to meet individual occupier requirements. Terms are available on application and as per the insert schedule

Service Charge

A provision will be included for any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on site security.

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

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Land Space Funding



 **PROPERTY**

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Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

[abports.co.uk](https://www.abports.co.uk)