

SWANSEA

ENTERPRISE PARK

SAMLET SHOPPING CENTRE



OPEN A1 CONSENT
Retail Units from 1,000 ft² (93m²)

LOCATION

Samlet Shopping Centre fronts Samlet Road, a mixed retail/commercial area on the established busy Swansea Enterprise Park. Junction 45 of the M4 is 1.5 miles away via the A48 and A4057, whilst Swansea city centre is 4 miles south. Nearby users/occupiers include an Asda and Tesco superstore as well as a number of major national retailers.

DESCRIPTION

A modern retail scheme of 11 units with parking for over 100 cars. Each unit has brick/block and part glazed frontages with separate rear loading. All mains services are available.

TERMS

Units will be available on new full repairing and insuring leases for a term to be agreed.

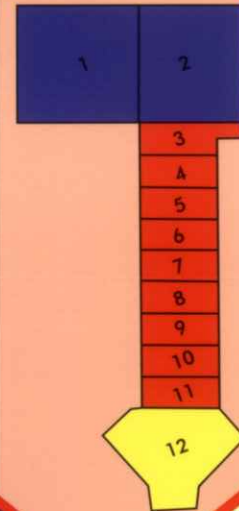
RENT

On application.

SERVICE CHARGE

All leases contain an estate service charge covering the maintenance of communal areas.

OCCUPIERS INCLUDE:
HYPER VALUE PLC
LADBROKES
BATH & TILE COMPANY



VIEWING

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Plans are for identification purposes only. Not to scale.



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