



SWANSEA'S PRIME
SHOPPING CENTRE

THE QUADRANT
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SWANSEA
SA1 3QE

- 440,000 sqft of stores & cafes
- 9.7 million annual footfall



LOCATION

Swansea is the dominant city on the south-west side of Wales.

It has a resident population of 130,000 people, which is boosted by approximately 30,000 students within its two Universities.

The Quadrant Shopping Centre is the city's only covered retail centre and comprises over 350,000 sqft of retail units, stores and cafes. The scheme is adjoined to and connected with a 569 space multi-storey car park and is adjacent to the city centre bus terminus, with 2 million passengers per annum.

Swansea is benefitting from the £1.3 Billion City Bay Generation. This has already delivered a 3,500 capacity Arena with ongoing developments providing 100,000 sqft of tech focused offices and some 1,000 new student beds.

ACCOMMODATION

Various units are available from 1,000 sqft (93 sqm) upwards.

Please contact agents for further information.

LEASE TERMS

The units are available on a new lease on effectively full repairing and insuring terms by way of a service charge.

RENTAL

On Application.

SERVICE CHARGE

Service charge estimates can be provided for any specific units.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

Available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the joint letting agents, contact:

Phillip Morris – EJ Hales • Tel: 029 2034 7104 • E-mail: pvm@ejhales.co.uk

John Fowler – Lunson Mitchenall • Tel: 07900 193225 • E-mail: johnf@lunson-mitchenall.co.uk

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