

CORE SWANSEA

41 THE QUADRANT, SA1 3QX

135,000 SQ FT OF POTENTIAL RETAIL,
LEISURE, RESTAURANT AND WORKSPACE
OPPORTUNITIES TO LET



A CITY IN TRANSITION

REIMAGINING, REVITALISING AND RECONNECTING OUR CITY



AREA OF OUTSTANDING
NATURAL BEAUTY (AONB)



GATEWAY TO
THE GOWER



MAJOR TOURISM
HUB AND MARINA



FIVE MILE STRETCH
OF SANDY BEACHES

▼ COPR BAY COASTAL PARK



CITY VISION & PLAN

SUPPORTS A COMPETITIVE AND PROSPEROUS ECONOMY THAT ACTS AS A FOCAL POINT FOR THE WIDER SWANSEA BAY CITY REGION

TO CREATE A RESILIENT CITY CENTRE BY REINFORCING ITS REGIONAL ROLE FOR COMMERCE, SHOPPING AND LEISURE AND TO INCREASE CITY LIVING, FROM WHICH THERE WILL BE ECONOMIC LONGEVITY, SOCIAL INCLUSIVITY AND ENVIRONMENTAL EQUILIBRIUM FOR EXISTING AND FUTURE RESIDENTS AND VISITORS.



CITY WORKING, LIVING AND LEARNING

One of the key strategic objectives is to increase employment opportunities, inject a wider mix of uses and add to the city's vibrancy.



MIXED USE RETAIL / LEISURE HEART

Further enhancement of the retail/leisure provision will improve the 'the City Centre experience' and increase dwell times contributing to the evening economy.



CONNECTING THE CITY TO THE WATERFRONT

It remains a key objective of the Vision to improve north south connections to reconnect to the Waterfront.



GREEN ARTERY & PUBLIC REALM

The artery represents a series of public, pedestrian dominated routes, and interventions to increase greenspace and biodiversity bringing the City to life.

DELIVERING: INWARD INVESTMENT AND DEVELOPMENT

UK'S FIRST BIOPHILIC LIVING BUILDING AND URBAN FARM
Delivery in early 2024

HAFOD MORFA COPPERWORKS
Heritage restoration

PRINCESS QUARTER
15,000 sq ft office

ST THOMAS RIVERSIDE
Housing development

THE KINGSWAY
£12m investment

KILVEY HILL SKYLINE
New leisure attraction

WIND STREET
£3m investment

QUADRANT CENTRE

BUS STATION

COPR BAY

£1 BILLION

BEING INVESTED ACROSS SWANSEA AS PART OF CITY CENTRES MAJOR URBAN TRANSFORMATION

29,000

STUDENTS STUDYING IN SWANSEA

237,800

CITY POPULATION (2021), PROJECTED TO GROW TO 256,000 BY 2030

5MIL

VISITORS PER YEAR TO THE AREA (2019 STEAM TOURISM FIGURES)

2ND

LARGEST CITY IN WALES

71/72 KINGSWAY
100,000 sq ft of tech-focussed space

CIVIC CENTRE
New development opportunity

STUDENT ACCOMMODATION
1,000 beds

CASTLE SQUARE GARDENS
Significantly improved public realm and introduction of new F&B units

COPR BAY
Copr Bay Phase 1 - completed

SWANSEA CENTRAL NORTH
£750m regeneration

KEY NEW DEVELOPMENTS

THE WELSH GOVERNMENT, SWANSEA COUNCIL AND THEIR PARTNERS ARE COMMITTED TO DELIVERING THE CITY'S VISION FOR A VIBRANT, 24 HOUR, LIVING, WORKING, LEISURE AND TOURISM DESTINATION.

ENTERTAINMENT



SWANSEA ARENA

Operated by the Ambassador Theatre Group, the flexible, multi-purpose 3,500 seat Arena boasts up to 200 performances a year across music, comedy, theatre and e-sports plus conferences and events. The development of the Arena is the most significant achievement within phase one of Swansea city centre's regenerative Copr Bay district and is a key driver of the economy.

TOURISM



HAFOD COPPERWORKS

This site is extremely important in terms of Swansea's industrial heritage and presents an opportunity to create a major leisure and tourism destination. The first phase, which is the conversion of a listed building into a new distillery and visitor centre for Penderyn whisky, has recently opened. Skyline, a New Zealand based leisure operator, is preparing proposals for an outdoor leisure experience, including a gondola between the Copperworks and the top of Kilvey Hill. The project is estimated to attract upwards of 450,000 visitors per annum and will represent Skyline's first project in Europe.

TECHNOLOGY



71-72 KINGSWAY

Located on the site of the former Oceana nightclub, 71/72 The Kingsway will include 114,000 square feet of commercial floorspace, providing flexible co-working and office opportunities for innovative tech, digital and creative businesses.

OFFICE



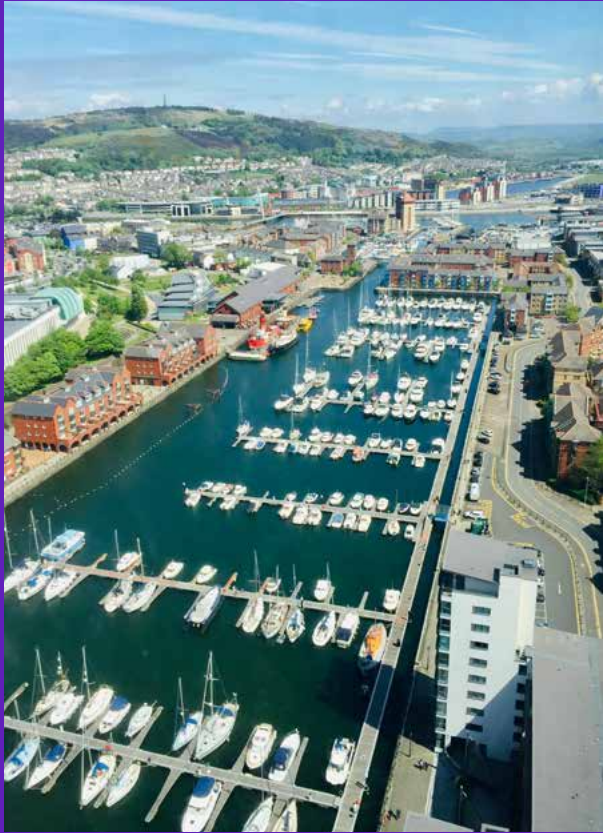
Image: ACME

SWANSEA CENTRAL

350,000 sq ft proposed public sector hub, to be occupied by the Council and Welsh Government as the new Civic Centre, alongside other public and private sector tenants.

As well significantly increasing the number of office workers in the area, Swansea Central will also see the addition of new restaurant space consolidating the Quadrant as a key destination in the city.

This is a partnership between the Council and Urban Splash/Milligan.



▲ SWANSEA MARINA

▶ SWANSEA ARENA



▲ CLIMBING IN SWANSEA BAY

THIS IS WELCOME TO SWANSEA OUR CITY



▲ GRADUATION - SWANSEA ARENA



◀ SWANSEA MARKET

A VIBRANT AND CULTURALLY RICH CITY LOCATED ON THE COAST OF WALES, KNOWN FOR ITS INDUSTRIAL HISTORY, STUNNING LANDSCAPES, AND DIVERSE COMMUNITIES.



▶ WALES AIRSHOW

CORE SWANSEA



135,000 SQ FT

OF PRIME RETAIL, LEISURE, RESTAURANT AND WORKSPACE OPPORTUNITIES TO LET

335,000 SQ FT

TOTAL COVERED SHOPPING CENTRE SPACE, FEATURING A 565 SPACE MULTI-STOREY CAR PARK.

600,000+

PEOPLE WITHIN A 30 MIN DRIVE TIME

10MIL+

ANNUAL FOOTFALL WITHIN THE QUADRANT

10MIN

WALK TO SWANSEA CENTRAL TRAIN STATION

2MIL

PEOPLE WITHIN A 60 MIN DRIVE TIME

EXISTING OCCUPIERS IN SWANSEA INCLUDE:

ZARA

wagamama

ODEON

Boots

Superdry

hmv

H&M

PRIMARK

JD

M&S

RIVER ISLAND

las IGUANAS

Turtle Bay
Caribbean social

FOUNDERS & CO.

PITCHER & PIANO

vue

LETTING OPTIONS

OPTION 1 - FULLY FITTED FORMER STORE

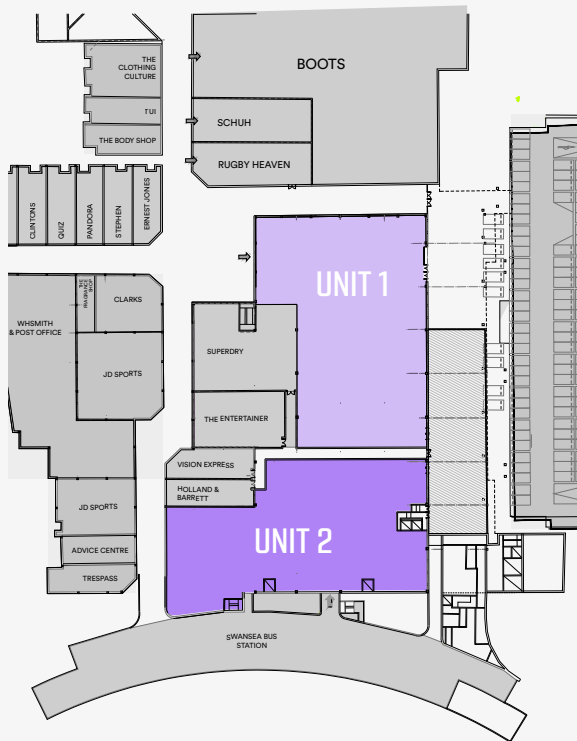
GROUND FLOOR	40,476 SQ FT	3,750 SQ M
1ST FLOOR	54,583 SQ FT	5,071 SQ M
2ND FLOOR	38,155 SQ FT*	3,545 SQ M

* Excluding plant room
All areas are approximate and are to be verified.

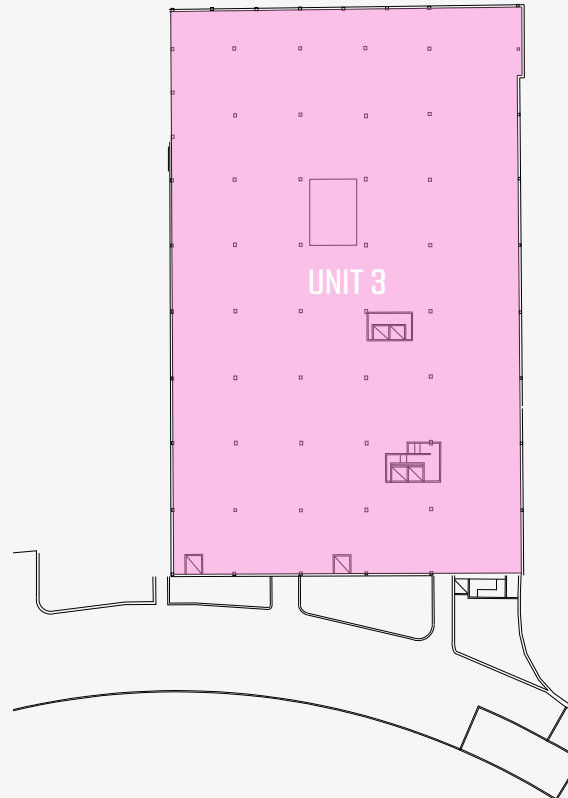
OPTION 2 - SPLIT ACROSS 4 UNITS

	GROUND FLOOR	1ST FLOOR	2ND FLOOR
UNIT 1	21,950 SQ FT		
UNIT 2	20,450 SQ FT		
UNIT 3		54,583 SQ FT	
UNIT 4			38,155 SQ FT*

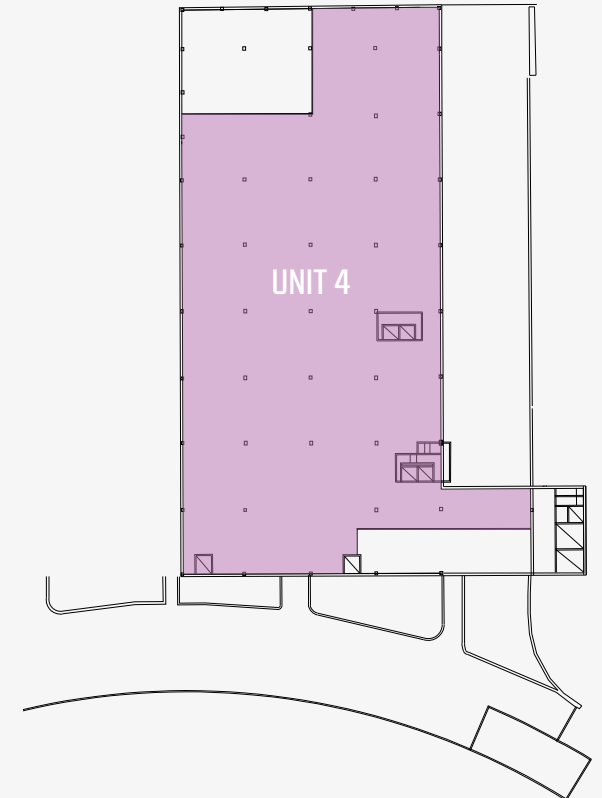
GROUND FLOOR

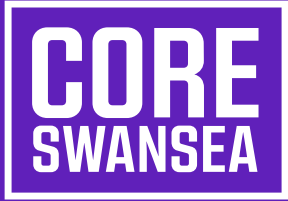


1ST FLOOR



2ND FLOOR





41 THE QUADRANT,
SWANSEA SA1 3QX



PEOPLE . PLACES . PROPERTY

VIEWINGS STRICTLY BY PRIOR APPOINTMENT VIA SOLE AGENTS

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