

On site – Units available from January 2026

SWANSEA EAST TRADE PARK

Clase Road, Swansea Enterprise Park, **Swansea SA6 8RX**



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what3words

New Units To Let

Trade Counter, Warehouse & Industrial

from **2,216 sqft** to **27,311 sqft**

Pre lets to Greggs, Popeyes & National builders merchants



WELCOME TO SWANSEA EAST TRADE PARK

Location

Swansea East Trade Park is a highly prominent new development located on Swansea Enterprise Park. The site benefits from access directly off Clase Road, the main vehicular route to the area.

The site provides easy access to Junction 45 of the M4 which is situated approximately 1.75 miles away.

Prelets to Greggs, Popeyes & National builders merchants. The site is also surrounded by numerous national retailers and trade counter occupiers such as:

ASDA

SMYTHS

KFC

BURGER KING

COSTA

SCREWFIX

Premier Inn
Rest easy

TOOLSTATION

GO
Outdoors

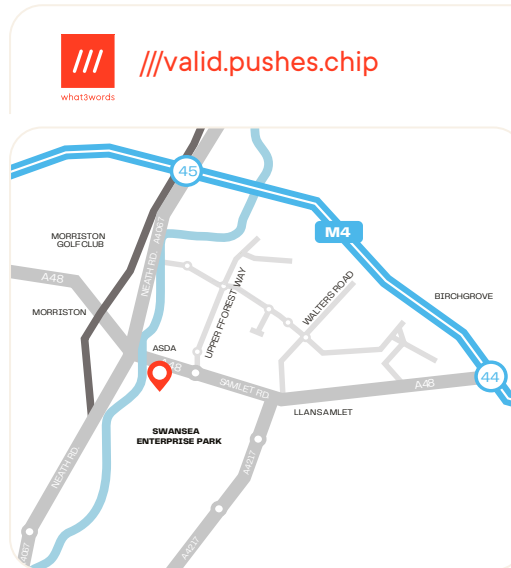
The scheme provides **65,350 sq.ft.** of trade counter, warehouse and industrial space plus two A3 drive thru units and 12 rapid EV charging bays

212

Shared car park spaces



E car charging points





Areas

Ref	Description	Use Class	Area
Unit 1	Drive Thru'	A3	Pre Let Greggs
Unit 2	Drive Thru'	A3	Pre let Popeyes
Unit 3	Builders Merchant	Sui Generis	Pre let National builders merchants with kitchen showroom
Unit 4	Trade	B2/B8	3,163 sq.ft (294 sq.m)
Unit 5	Trade	B2/B8	4,950 sq.ft (460 sq.m)
Unit 6	Trade	B2/B8	3,207 sq.ft (298 sq.m)
Unit 7	Trade	B2/B8	3,207 sq.ft (298 sq.m)
Unit 8	Trade	B2/B8	3,207 sq.ft (298 sq.m)
Unit 9	Trade	B2/B8	3,207 sq.ft (298 sq.m)
Unit 10	Trade	B2/B8	3,207 sq.ft (298 sq.m)
Unit 11	Trade	B2/B8	3,163 sq.ft. (294 sq.m)
Unit 12	Trade	B2/B8	4,735 sq.ft. (440 sq.m)
Unit 13	Trade	B2/B8	2,539 sq.ft. (236 sq.m)
Unit 14	Trade	B2/B8	2,216 sq.ft (206 sq.m)
Unit 15	Showroom	Sui Generis	Pre Let CareCo
Unit 16	Showroom	Sui Generis	Pre Let CareCo
Unit 17	Showroom	Sui Generis	Pre Let CareCo

Specification

The trade units will be built to a shell specification and include the following:-

- > Steel portal frame construction
- > Eaves height 5m
- > Steel profile clad elevations and roof
- > Rear service yard
- > 3 phase power
- > Unit fed solar panels to units 4-14
- > Floor loading capacity of 5kn/m2 to accommodate tenants or landlord installed mezzanine if required
- > Amenity block
- > Shared car park for 212 cars
- > Up and over roller shutter door to rear
- > Shop front/Glazed entrance

Planning

The units have planning consent for use within Class B2 & B8. Other sui retail/trade counter uses will be considered together with specific occupier requirements that require a change of use application.

Terms

The units are available by way of a new effective full repairing and insuring basis for a term of years to be agreed.

Rent

We are seeking a rent based on £15 per sqft exclusive.

Timing

The development is scheduled for completion December 2025.

Service charge

TBC.

Rates

To be assessed following completion.

VAT

VAT will be charged at the prevailing rates.

EPC

To be assessed following completion.

Legal Costs

Each party to be responsible for their own.

Contact

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January 2025