

**ON SITE NOW
AVAILABLE
SUMMER 2017**

**PARC TAWE
SWANSEA**

PARC TAWE

SWANSEA, SA1 2AL



RELAX, SHOP & BE INSPIRED



PARC TAWE IS BEING TRANSFORMED

We are investing over **£15 million** to redevelop the scheme creating over **200,000 sq ft** of contemporary space.

The existing units will be transformed into quality modern shops and restaurants with inviting outside spaces.

The new scheme will offer a series of interlinking spaces and bring together **new modern retail units** with a strong family and leisure offering including **Odeon Cinema**, **Plantasia** tourist attraction and **family dining restaurants**.

The **10 screen Odeon**, with **Ten Pin Bowling** next door will remain at the heart of the new scheme.

Plantasia is one of Swansea's most popular tourist attractions attracting over **90,000 visitors a year**.

Toys R Us

Plantasia

ODEON
FANATICAL ABOUT FILM

mothercare

tenpin

STAPLES

COSTA

SWANSEA IS THE SECOND CITY OF WALES

- The scheme benefits from excellent road links. It is close to the M4 and accessible from the A483 link road and B4067.
- Separate catchment from Cardiff.
- Parc Tawe has a younger than average shopper profile and a diverse catchment including city centre, regional residents, students and tourists.

72MINS

DWELL TIME
(ABOVE AVERAGE OF 69MINS)

56

AVERAGE VISITS PER YEAR
(ABOVE AVERAGE OF 55)

147,262

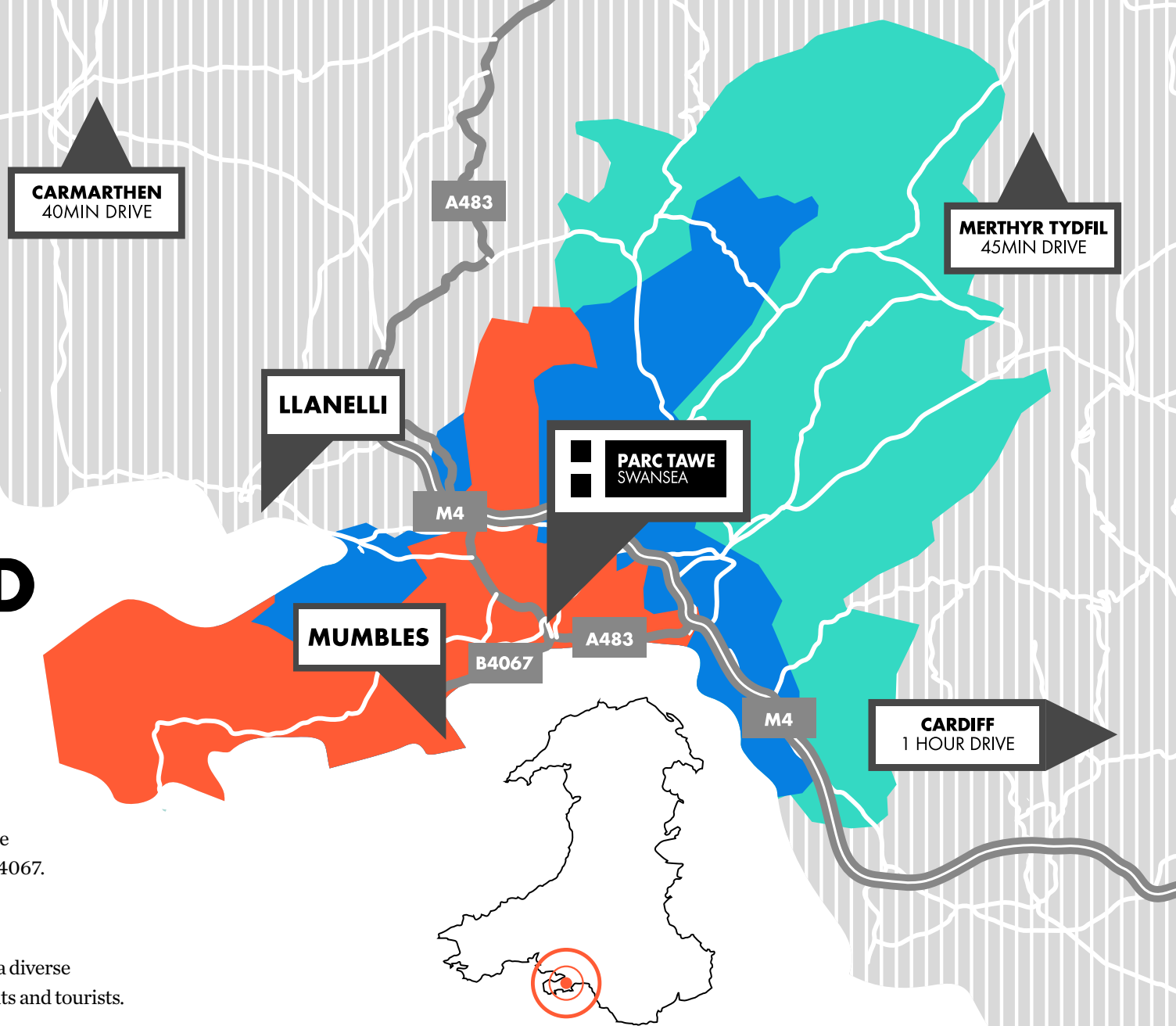
PRIMARY CATCHMENT
POPULATION

135,524

SECONDARY CATCHMENT
POPULATION

97,318

TERTIARY CATCHMENT
POPULATION





Swansea is enjoying a period of investment and transformation.



POPULATION OF
241,000*



RETAIL
CATCHMENT
OF OVER
380,000**



OVER
24,000
STUDENTS



OVER **290** SHOPS,
90 PLACES TO EAT
AND **45** PUBS
AND CLUBS

DEVELOPMENTS & INVESTMENTS

SA1 WATERFRONT DEVELOPMENT

- Transforming the old Dockyard into a vibrant residential and retail area
- Initial phase completed and over 2,000 new homes planned

INVESTMENT IN TRANSPORT LINKS

- Road, bus and railway stations upgraded including the Boulevard improvements which links Parc Tawe, SA1 and the City Centre

SIGNIFICANT INVESTMENT IN NEW RETAIL, LEISURE AND RESIDENTIAL DEVELOPMENTS

- Including Castle Quarter and Princess Way Residential developments in the heart of the city

NEW UNIVERSITY CAMPUS

- Swansea University Bay Campus already on site



GATEWAY TO THE GOWER

ICONIC MARKET

- The largest market in Wales, with over 100 stalls

QUADRANT SHOPPING CENTRE

- Anchored by Primark, Superdry and Debenhams

98,000 VISITORS PA

- To Plantasia, located on Parc Tawe

700,000 VISITORS PA

- To the largest multi-million pound indoor water park

INDOOR WATER PARK

- The largest multi-million pound indoor water park in Wales

*Swansea City Council estimate 2014 / **CACI 2015 survey

SWANSEA CITY CENTRE REDEVELOPMENT PLAN

Swansea Bay Development, Swansea City Council has appointed Rivington and Acme to manage the redevelopment of the St David site. The development will transform the area linking together Oxford Street, The Quadrant Shopping Centre, Castle Quarter and Parc Tawe. **Plans include:**



AN ARENA CAPABLE OF HOSTING MAJOR CONCERTS AND EXHIBITIONS



APARTMENTS AND TOWN HOUSES



NEW CITY CENTRE RETAIL AND CAFÉS



A NEW TALL RESIDENTIAL BUILDING THAT COULD RIVAL MERIDIAN TOWER

Swansea's economy is thriving with major employers, including:

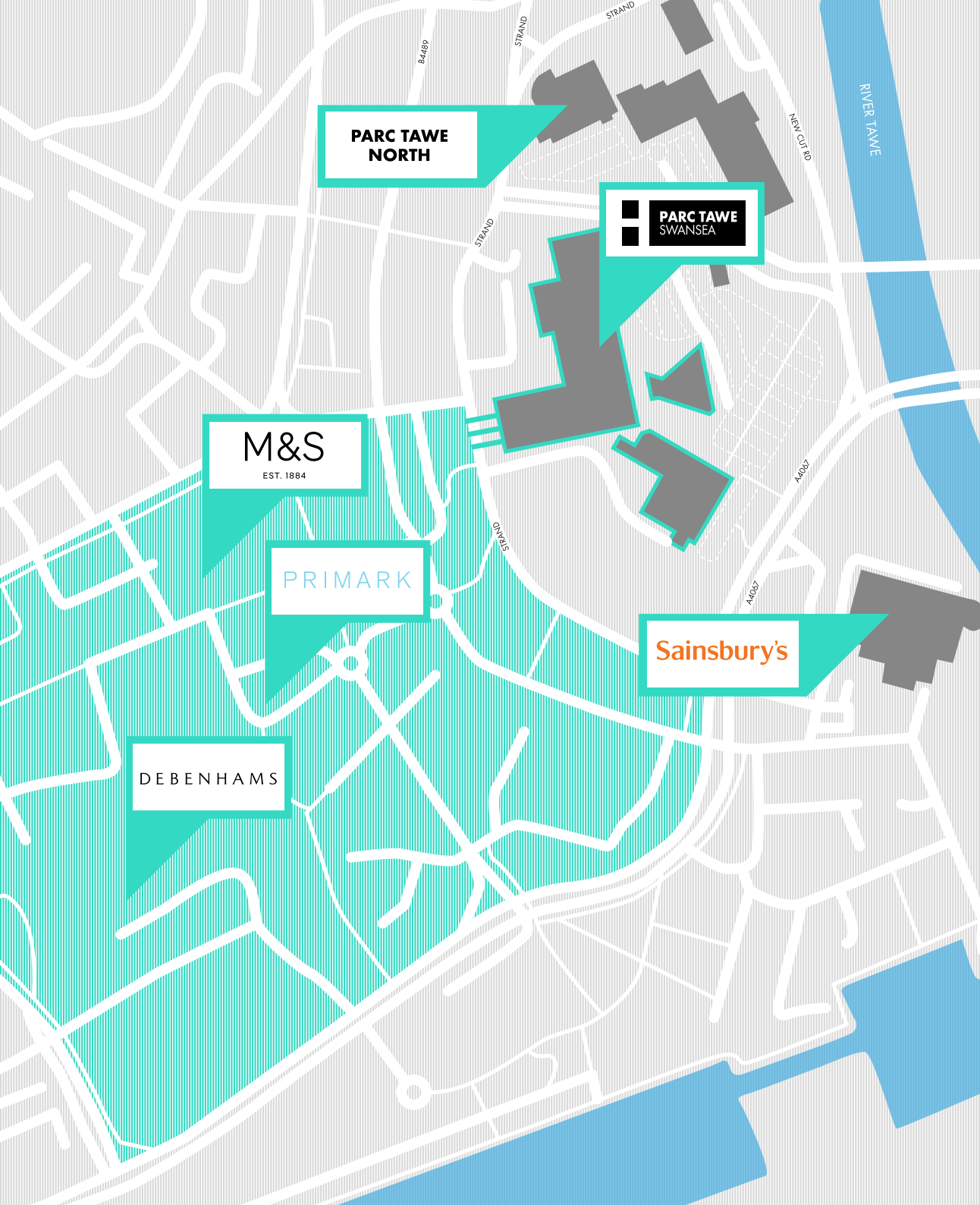


Alberto Culver



Land Registry





Parc Tawe is in the heart of a vibrant city

5MINS

Walking distance to **Debenhams** and **The Quadrant**, Swansea's primary shopping centre

3MINS

Walking distance to **M&S** and **Primark**

The development will bring all the benefits of out of town retail and leisure into the heart of the city

OUT OF TOWN CONVENIENCE:

- Trunk road access off a major A road interchange
- Over 800 free car parking spaces
- Next to Swansea's Parc Tawe North anchored by Homebase, Pets At Home and JD Sport
- Adjacent to a major Sainsburys superstore

CITY CENTRE BENEFITS:

- Part of Swansea City Centre
- Pedestrian links which are considered to be the gateway to the city centre
- Less than 5 mins walk to The Quadrant, Swansea's primary shopping centre
- Walking distance to Debenhams, M&S, Primark and Superdry



SCHEME FLY THROUGH*



*Internet connection required

A DESIRABLE RETAIL & LEISURE DESTINATION

ToysRUs

Plantasia

ODEON
FANATICAL ABOUT FILM

mothercare

tenpin

STAPLES

COSTA



£15 MILLION
INVESTMENT



800
CAR PARKING SPACES



10
SHOPS



9 SCREEN
ODEON CINEMA



4
NEW RESTAURANTS



PLANTASIA
ATTRACTING OVER 90,000
VISITORS A YEAR

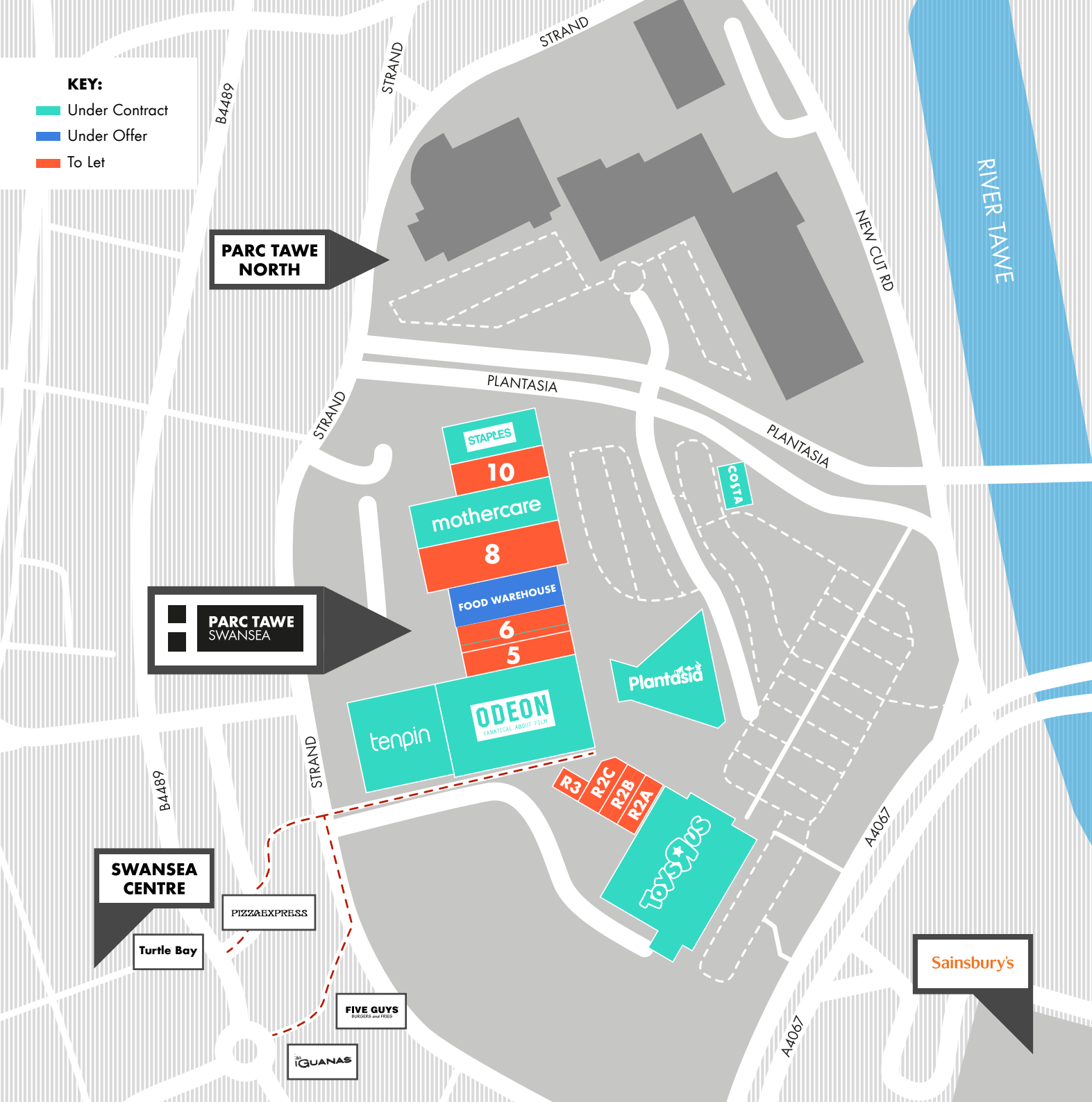


LANDSCAPING
& SEATING



TENANCY

KEY:
■ Under Contract
■ Under Offer
■ To Let



UNIT	TENANT	SQFT
1/2	ToysRUs	45,000
3	Odeon	34,250
4	TenPin	25,350
5	TOLET	9,350
6	TOLET	9,350
7	FoodWarehouse	10,600
8	TOLET	20,500
9	Mothercare	15,000
10	TOLET	8,750
11	Staples	10,375
12	Plantasia	26,700
13	Costa	2,000
R2A	TOLET	3,000*
R2B	TOLET	3,820*
R2C	TOLET	3,670*
R3	TOLET	2,360*

PARC TAWE NORTH TENANTS

Homebase, Lidl, Xercise4Less, Home Bargains, Poundstretcher, JD Sports, Pets at Home and Discount UK

*flexible units with mezzanine potential



CONTACTS

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