

MORFA

SHOPPING PARK

Swansea, SA1 7DS



345,000 sq ft
Open A1 Shopping Park

 QUADRANT
ESTATES

 MORRISONS
SINCE 1899

OUTFIT

 TKmaxx

next

NEW LOOK

 Boots

 Argos

 SPORTS
DIRECT.COM

AshbyCapital

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Summary

- 345,000 sq ft of predominantly open A1 (including food) retail accommodation
- 19 individual units ranging from 1,600 sq ft to 105,000 sq ft
- Anchored by 85,000 sq ft Morrisons food store
- Key tenants include Next, Boots, Outfit, New Look, TK Maxx, Currys PC World and B&Q Warehouse
- Strong motorway links; easily accessible from the M4
- Over 57,000 car visits per week
- Over 2,000 free customer parking spaces

MORFA
SHOPPING PARK

SWANSEA CITY CENTRE



MORFA

SHOPPING PARK

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LIBERTY STADIUM

BRUNEL WAY

MORFA
SHOPPING PARK

MORRISONS

Poundland

OUTFIT

TOPSHOP TOPMAN

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(A4067) CROSS VALLEY LINK

Liberty Stadium

Frankie & Benny's
Harvester

BRUNEL WAY

B&Q
WAREHOUSE

Garden Centre

Currys
PC World
INSPIROSE

next

TK Maxx

Argos

NEW LOOK

Primark

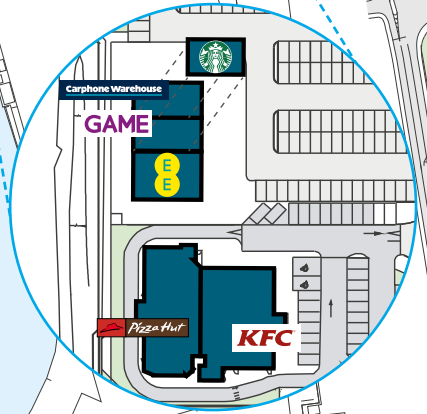
Poundland

OUTFIT

Morrisons

NA NTONG WAY

Unit 1	Morrisons	85,000 sq ft	Unit 16	B&Q Warehouse	105,372 sq ft
Unit 3	Outfit	10,156 sq ft	Unit 17A	Pizza Hut	3,201 sq ft
Unit 4	Poundland	5,089 sq ft	Unit 17B	KFC	2,973 sq ft
Unit 5	Boots	10,254 sq ft	Unit 19A	Harvester	4,188 sq ft
Unit 6	New Look	10,263 sq ft	Unit 19B	Frankie & Benny's	3,656 sq ft
Unit 7	Argos	10,268 sq ft	Pod A	Carphone Warehouse	1,544 sq ft
Unit 8	TK Maxx	15,385 sq ft	Pod B	Game	1,516 sq ft
Unit 9	Sports Direct	10,287 sq ft	Pod C	EE	2,432 sq ft
Unit 10-12	Next	30,000 sq ft	Pod D	Starbucks	1,678 sq ft
Unit 13-15	Currys PC World	31,009 sq ft	TOTAL		344,271 sq ft



Morrisons
PFS

Proposed Restaurant
Development

MORFA

SHOPPING PARK

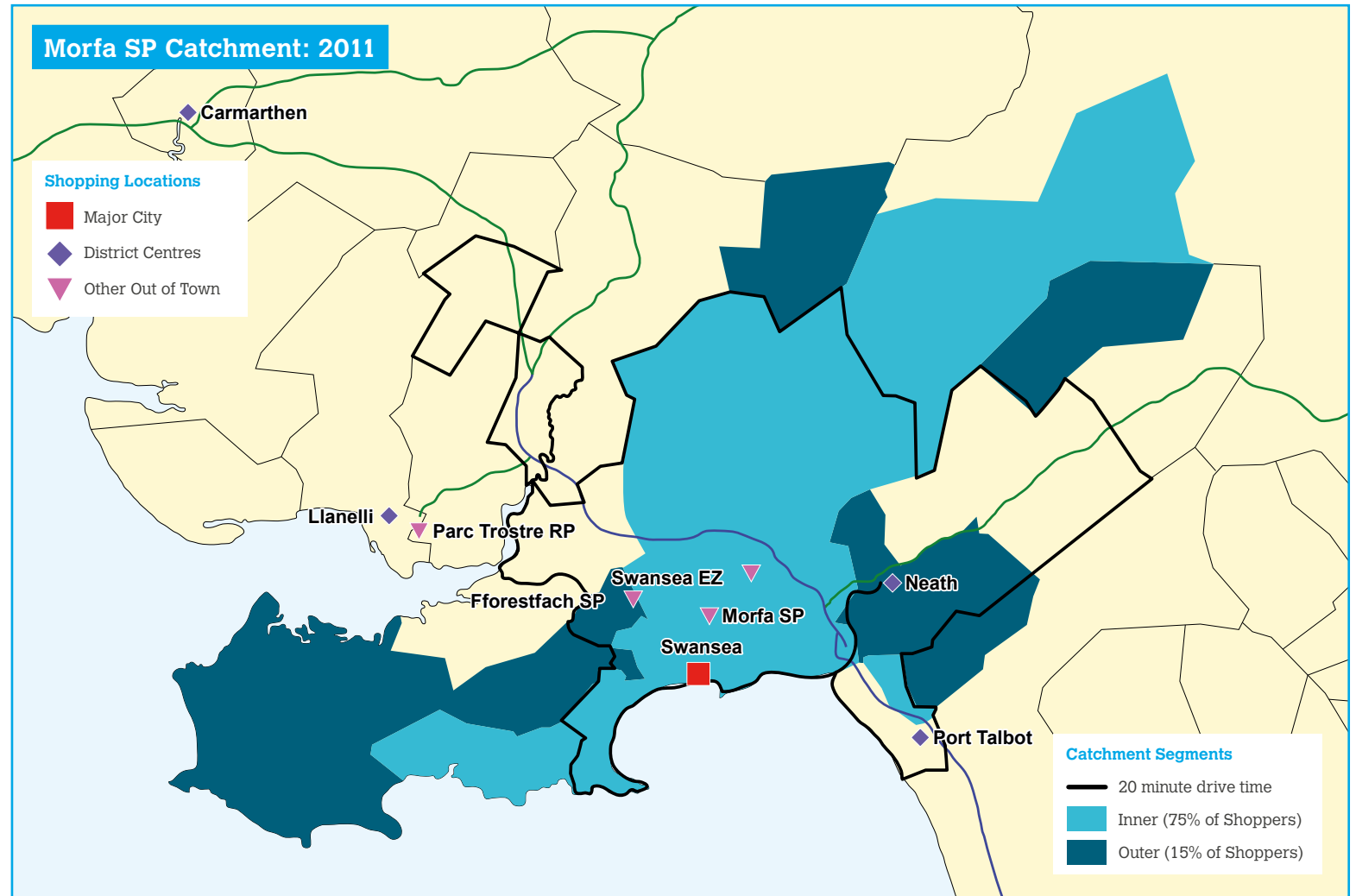
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Catchment and Demographic

- Resident catchment of 353,000 (298,000 within 20 minute drive time)
- Catchment ACORN profile shows high concentrations of financially secure, midmarket shoppers
- Fforestfach SP with a similar offer to Morfa, captures just 2% of shoppers from Morfa's Principal catchment area
- Catchment has a non-food spend of £1.1bn per annum

The map shows Morfa SP Principal catchment, divided into Inner segment (coloured blue, the home location of 75% of Morfa SP's shoppers) and Outer segment (coloured dark blue, the home location of a further 15% of shoppers)
Source: FSP

Together, these two segments, accounting for 90% of the identified shoppers, are labelled the Principal Catchment. A 20 minute drive time contour is also shown.



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