

PORT OF SWANSEA

The Port of Swansea is the most westerly of ABP's South Wales ports, with the capacity to handle vessels of up to 30,000 dwt and offers berths and facilities for most types of cargo. Swansea is also home to the proposed Swansea Bay Tidal Lagoon project, which will be the world's first man-made energy-generating lagoon, powering over 155,000 homes. The Port has significant development opportunities available for the design and construction of bespoke business space. The Port offers up to date facilities and equipment dedicated to handing a wide range of cargoes. Over recent years the port has benefitted from major investment to help our customers' businesses to grow and succeed.



See more information on the Port of Swansea at: abports.co.uk/locations/swansea/

/ DESCRIPTION

The site comprises 37 acres of open storage land, phase 1 being 8 acres available from Q1 2026 and phase 2 being 29 acres available from Q4 2026. The sites will benefit from the following:

24/7 PORT/MANNED SECURITY
MULTI-MODAL CONNECTIVITY
ROLLED HARDCORE-CONCRETE

TARMAC HARDSTANDING

PHASE 2

PHASE 1

SERVICES

Power and water can be made available. Interested parties are advised to make their own specific enquiries to ABP.

✓ PORT CAPABILITIES

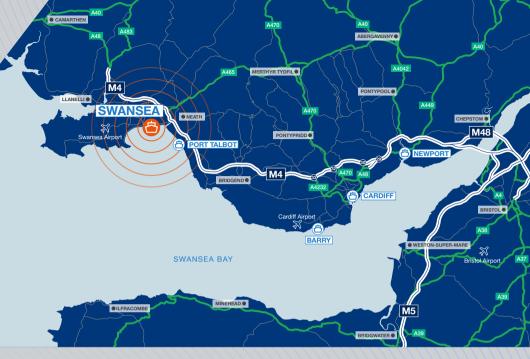
Vessel Size (Max)

Length 200.0 metres Beam 26.2 metres Draft 9.9 metres

/ LOCATION

The Port of Swansea is conveniently located three miles, via the A483 dual carriageway, to the west of Junction 42 of the M4 motorway, offering excellent road connectivity. The Port is positioned at the gateway to Swansea city centre (two miles to the northwest) and sits adjacent to the large mixed-use SA1 waterside development. The main entrance to the port is accessed off Baldwins Crescent, which links directly to the A483.







ROAD

M4 (J42) - 3 miles / 4.8 km M4 (J45+J47) - 18 miles / 12.8 km



SEA

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LEASE TERM FLEXIBILITY

MJLL

029 2022 7666

In addition to conventional lease arrangements, ABP may consider flexible arrangements to enable occupiers the ability to relocate within the port in response to their business needs.

/ TERMS

On application.

/ LEGAL COSTS

Each party is responsible for their own legal costs.

/ RATES

On application.

ANTI-MONEY LAUNDERING

abports.co.uk/property/open-storage/

The occupier will be required to submit documentation to satisfy anti-money laundering regulations plots are let.

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