

AVAILABLE
Q1 2026

TO LET

OPEN STORAGE
OPPORTUNITY

37 ACRES

PHASE 1 - 8 ACRES

PHASE 2 - 29 ACRES

PHASE 2

PHASE 1

GRAIGOLA PARK,
PORT OF SWANSEA

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24/7 MANNED
SECURITY



MULTI-MODAL
TRANSPORT
CONNECTIONS



MIXED SURFACE



HGV
ACCESS



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 handling 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



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

The Port of Swansea has capacity to handle vessels of up to 30,000 dwt and provides berths and facilities for most types of cargo.

LEASE TERM FLEXIBILITY

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

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

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029 2022 7666

property.jll.co.uk

Adam Conway
M. 07709 507 372
adam.conway@jll.com

Kate Openshaw
M. 07592 112 070
kate.openshaw@jll.com



029 20 34 00 33

Henry Best
M. 07738 960 012
henry@jenkinsbest.com

Tom Rees
M. 07557 161 491
tom@jenkinsbest.com



029 2049 2492
KnightFrank.co.uk

Kate Maffey
M. 07977 759 501
kate.maffey@knightfrank.com

Neil Francis
M. 07766 511 983
neil.francis@knightfrank.com

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