

Retail opportunity  
A1 / A2 / A3 / Coffee Shop units  
from 570 to 2,378 sq ft



71/72

The Kingsway

swansea

600 + people to be working in the building



Exterior on to The Kingsway (CGI)



71/72

71/72

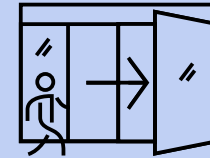
Whatever you think  
71/72 has a space for you

71/72  
the place for the big ideas

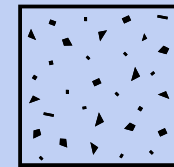
# The details



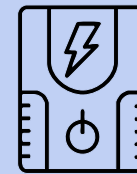
A landmark development by Swansea Council, 71/72 offers an outstanding environment – at the heart of The Kingsway redevelopment project in Swansea city centre. The 104,000 sq ft scheme provides internal and external public spaces with specific areas of the building being offered to the open market to let, comprising, office, retail, food and beverage spaces.



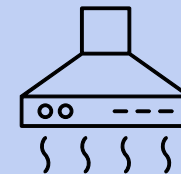
Full height glazing with full height glazed entrance doors to the Kingsway



Concrete ceiling, walls and pillars



Self-contained power supply



Opportunity to install kitchen extract

# Whatever you think –



# 71/72 has a space for you \_



The immediate surrounding area has been fully regenerated following Swansea Council's £12 million infrastructure investment, transforming The Kingsway and Orchard Street into a two-way road with wide pedestrian walkways, landscaped parkland, and new cycling routes.

Other developments in the immediate vicinity, includes the refurbished 328 space car park located opposite as well as the 310 student bed Coppergate development and the 50 residential apartment Biophilic scheme. Additional nearby residential schemes, include, the Boutique Student living apartment 80 unit scheme and the currently under construction 50 bed coastal housing scheme.

Occupiers already committed to 71/72 Kingsway, include, **Veeqo / Amazon, TUI, Futures First, Regus** (flex/serviced offices) and **Optical Express**.

# Excellent signage opportunity onto the Kingsway



Exterior on to The Kingsway (CGI)

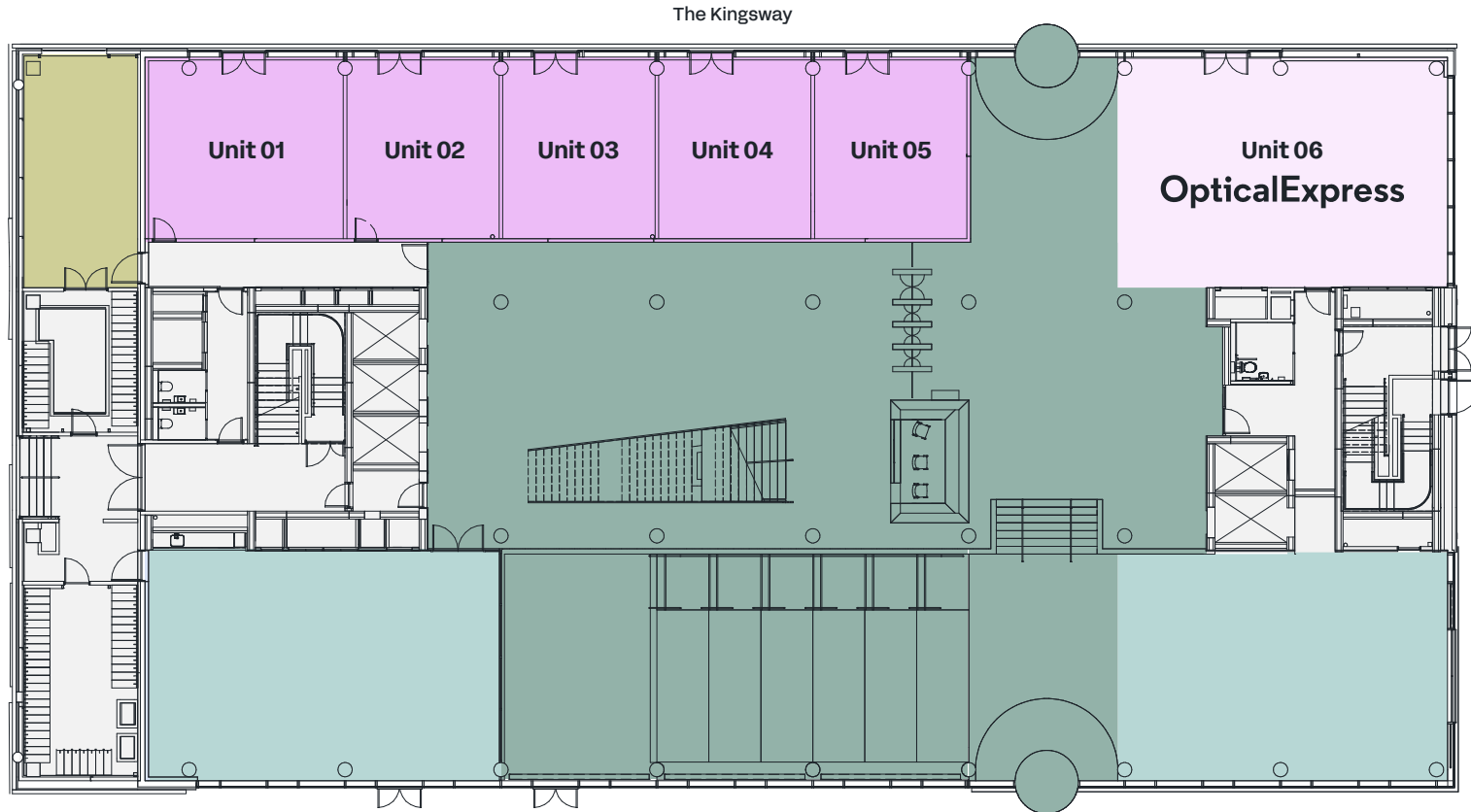


# Ground floor plan

A1 / A2 / A3 / Coffee Shop units  
570 to 2,378 sq ft

| Retail unit            | sq ft           | sq m       |
|------------------------|-----------------|------------|
| Unit 01                | 570             | 53         |
| Unit 02                | 452             | 42         |
| Unit 03                | 452             | 42         |
| Unit 04                | 452             | 42         |
| Unit 05                | 452             | 42         |
| Unit 06                | Optical Express |            |
| <b>Available space</b> | <b>2,378</b>    | <b>221</b> |

The above units are subject to measurement.





# Opportunity for use of external areas – ground and rooftop level



5th floor roof terrace (CGI)



71/72

Hafod Copperworks Site

National Waterfront Museum

Swansea Market

Swansea Train Station

Sailbridge Site

River Tawe

Swansea Bus Station

Swansea Castle

Civic Centre Site

Copr Bay Phase One

Swansea Museum

The Marina Site

Mumbles

Oxford Street Site

The Quadrant Shopping Centre

The LCN



# Further information

## Terms

Upon application.

## Viewings

Strictly through joint sole letting agents.



**Lambert  
Smith  
Hampton**

**Rhydian Morris**  
rhydian.morris@jll.com  
07792 273 120

**Chris Terry**  
cterry@lsh.co.uk  
07793 269 442

## Swansea Bay City Deal regeneration project



Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2026.

Designed and produced by Cre8te – 020 3468 5760 – cre8te.london

**7172thekingsway.com**