



## TO LET

1,702 SQ FT  
(158.12 SQ M)

£15,000 PER ANNUM

Unique Opportunity To Let  
a Newly Constructed  
Ground Floor Commercial  
Unit Located within a New  
Residential Development.

- Brand New Ground Floor Commercial Unit
- Situated within a Large Residential Scheme, circa 144 New Homes
- Opportunity to Establish Presence within a New Community
- Suitable for a Number of Uses - STP
- Energy-Efficient Development with Strong Sustainability Credentials
- On Street Parking Directly Outside

## Summary

<b>Available Size</b>	1,702 sq ft
<b>Rent</b>	£15,000 per annum
<b>Business Rates</b>	To be assessed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

An opportunity to lease a prominent ground floor commercial unit within the newly developed Gwynfaen scheme in Gorseinon, Swansea.

The accommodation is considered suitable for a variety of commercial uses (subject to planning), including neighbourhood retail, office, consulting, health/medical or community-based occupiers, and benefits from its position within an emerging residential catchment.

The unit forms part of a modern mixed-use, low-carbon residential development comprising approximately 144 dwellings, designed with a strong sustainability focus and contemporary placemaking principles.

## Location

Gwynfaen is located in, Gorseinon, approximately 7 miles north-west of Swansea city centre.

The development occupies an elevated position with views towards the Loughor Estuary and benefits from a semi-rural setting whilst remaining well connected to local amenities and transport routes.

The surrounding area comprises a mix of established residential neighbourhoods and new-build housing, with Gorseinon providing a range of local services, schools and retail provision. The scheme is also within convenient reach of the M4 corridor, offering access to Swansea, Llanelli and wider South Wales.

## Accommodation

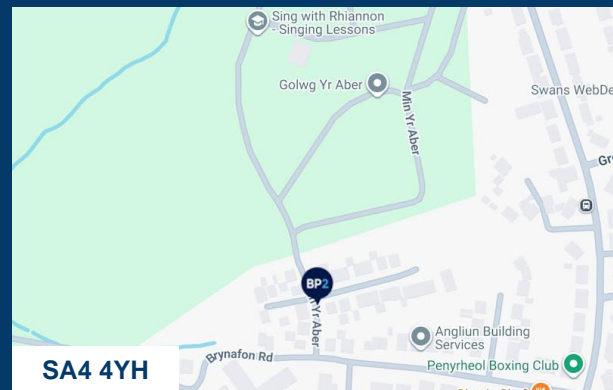
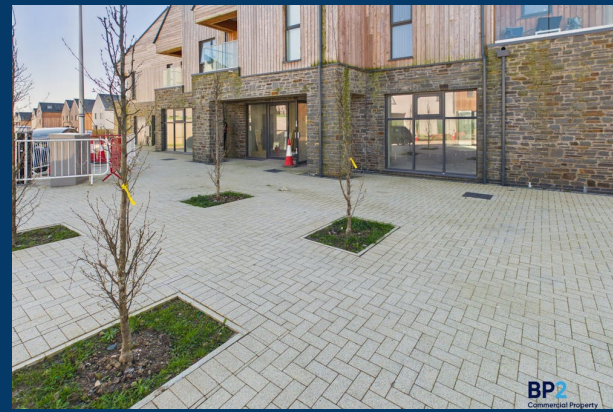
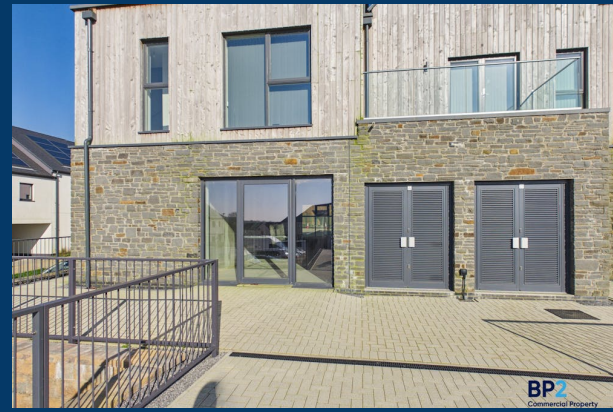
Name	sq ft	sq m	Availability
Ground - Ground Floor	1,702	158.12	Available
<b>Total</b>	<b>1,702</b>	<b>158.12</b>	

## Specification

- Open plan ground floor accommodation
- Glazed frontage
- High energy efficiency in line with wider scheme design
- Solid floor with load-bearing capacity suitable for commercial use
- WC provision (or allowance for installation)
- Shell & Core Specification - Ready for Tenant Fit-Out

## Terms

£15,000 per annum



## Viewing & Further Information

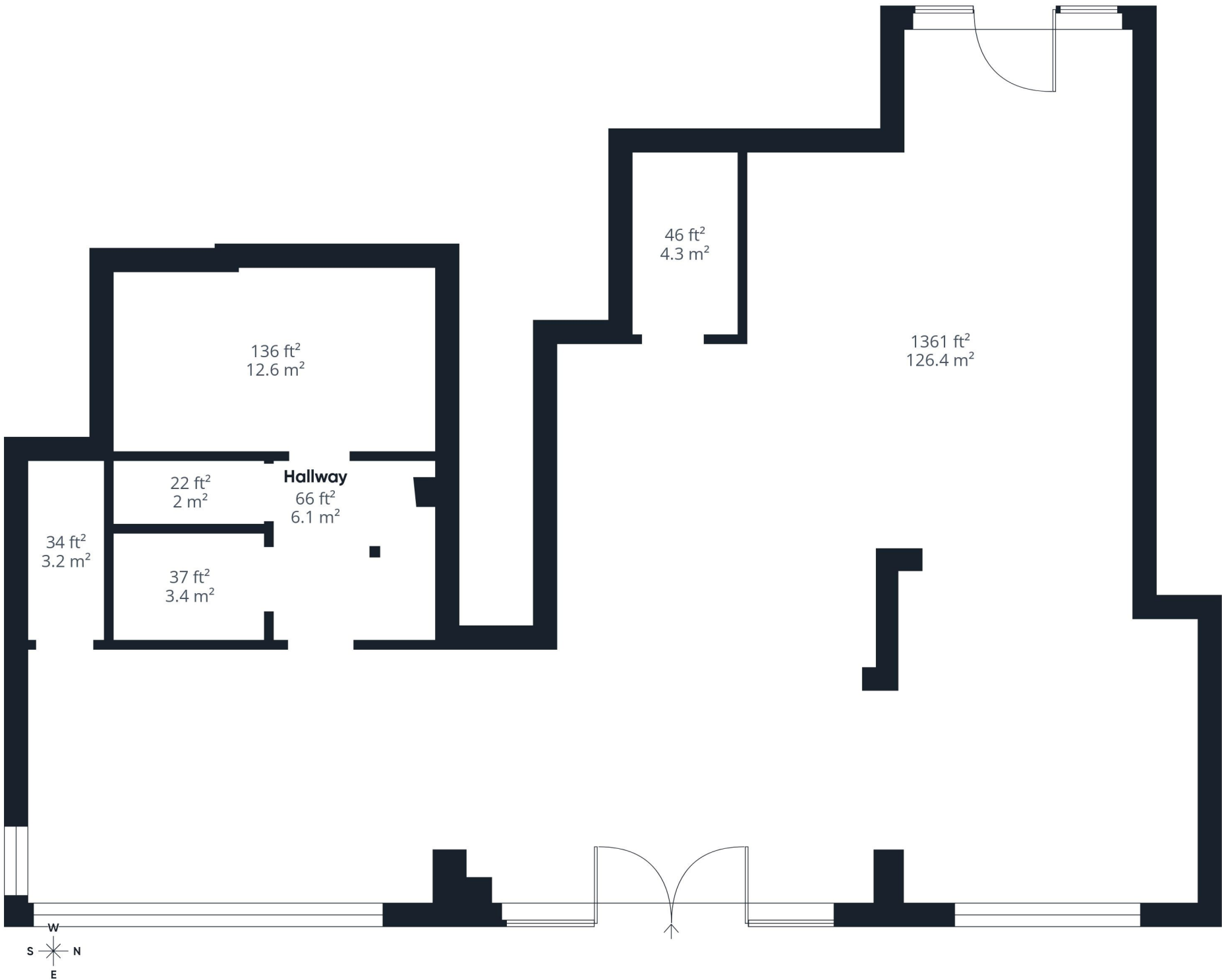


**Ceri Daniel**

07827120389

ceri@bp2property.com

In accordance with Anti Money Laundering requirements, we may be required to establish the identity and source of funds of all parties to any sale or leasehold transactions. The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/05/2026



**Approximate total area<sup>(1)</sup>**

1702 ft<sup>2</sup>

158 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.