

**Former 3M site extending  
to approximately 40 acres**

**For Sale**

Gorseinon Rd, Penllergaer,  
Swansea SA4 9GD

# Former 3M site extending to approximately 40 acres

*Indicative outline*



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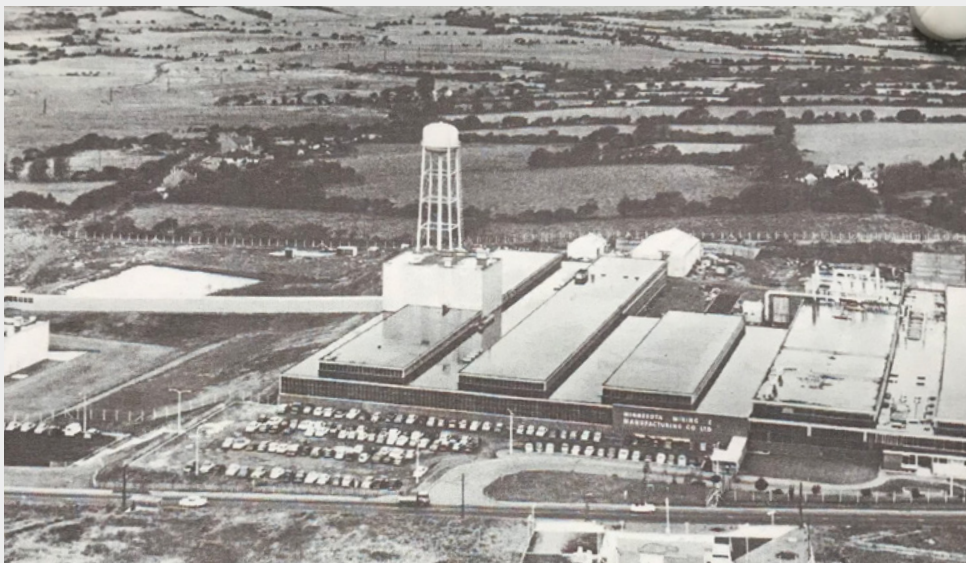


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**The site was principally used as a manufacturing facility by 3M Company.**

## CONTEXT

The site was built in the 1950s and we believe it was previously a greenfield site. The east of the site was part of the original build, but this was later extended to the west as production increased from this facility.



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**Junction 47 of the M4 national motorway network only 1 mile away, Gowerton train station only 2.5 miles to the south, and Swansea Port only 10 miles to the south east.**

## LOCATION

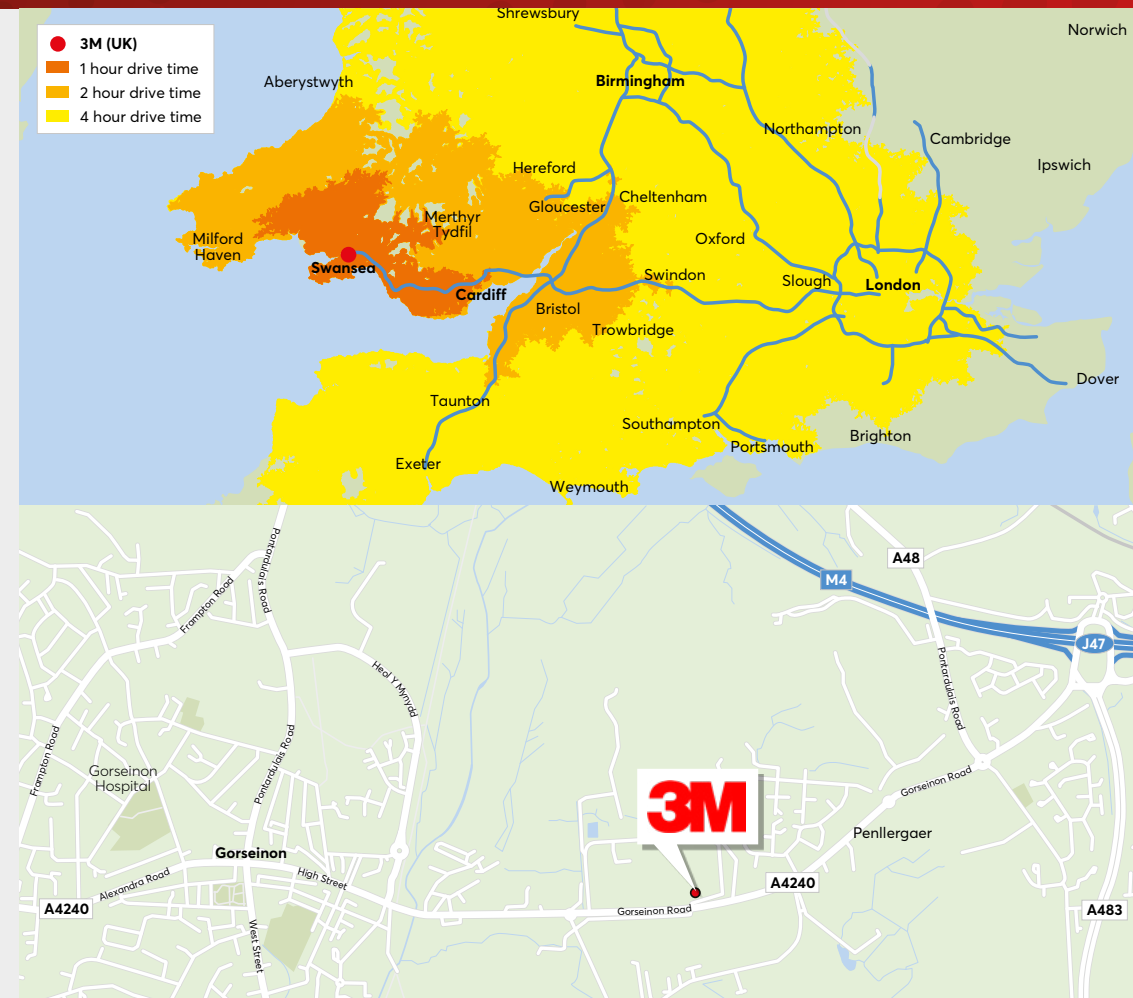
**The site is situated in Penllergaer in Gorseinon, which is approximately 6 miles to the north west of Swansea city centre.**

The population of the immediate area extends to 246,217 (Source: ONS, 2019) and a workforce of 474,620 (source: Oxford Retail Consultants) available within 60 minutes of the subject site.

The site is principally accessed via Gorseinon Road (A4240) to the south which provides direct access to the M4 (South Wales to London motorway) at Junction 47.

Further accesses into the site are obtained from Pleasant Road to the west. There are two bus stops located on Gorseinon Road to the south which provide frequent bus links to Morriston, Gowerton, Llangyfelach and Gorseinon.

The site itself is located within a well-established industrial area, situated adjacent to Garngoch Industrial Estate, which comprises occupiers such as Travis Perkins, Screwfix, Lidl and Euro Car Parts.



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## DESCRIPTION

The site extends to approximately 40 acres (16.9 hectares) gross – for clarity, this excludes the area already sold STC. The site comprises a mix of manufacturing facilities, warehousing, offices, plant, boiler houses, vacant land, diesel tanks, car parking, landscaped areas, as well as grassland / tree coverage to the north west corner of the site.

The site provides up to 358,114 sq ft of storage, production and office accommodation across several bespoke buildings. None of these buildings are listed as being of historic or architectural interest and neither does the site lie within a Conservation Area.

The site is generally regular in shape however the topography comprises a split level with two flat and level tiers on both the east and west part of the site.

The current site benefits from a power capacity of 2.2MVA.



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## TENURE / PLANNING

### Tenure

The property is held freehold. The site is available as a whole or in plots from approximately 10 acres.

### Planning

The site lies within the administrative boundary of Swansea Council. and therefore the statutory development plan for the area comprises the Swansea Local Development Plan (“LDP”), which was formally adopted by the Council in February 2019. The planning history confirms that the site currently sits within the ‘B’ employment use classes, specifically use class ‘B2’ - General Industry and use class B8 - Storage and Distribution.

The LDP Policy RC 10 Employment and Enterprise Development outlines that land which is inactive, viable employment use is considered part of the Council’s employment land bank and will be protected for ‘B’ Planning Use Class employment generating uses.

Proposals for future employment uses, Use Class ‘B’, outside of these employment areas, will need to demonstrate why the proposal cannot reasonably be located within an existing employment area, or designated Strategic Development Areas, having regard to the nature and scale of the scheme.

The site has the planning potential to accommodate a reasonably wide range of different planning uses, as well as a mixed use project. The site levels require careful consideration and will factor significantly on what new development and quantum of accommodation / floorspace can be achieved at this site. The site levels also lend themselves to different forms of development being capable of being accommodated/phased overall, either in an outright or multiple sale(s).

There will be a restrictive covenant enforced by the Vendor to prohibit development of the aeration pond, save for use for car parking or hard standing only.



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## GROUND CONDITIONS

Arcadis is the Vendor's environmental consultant, applicable reports will be made available in the Data Room.



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## Compliance

The successful purchaser will be required to provide the usual information to satisfy Anti Money Laundering requirements when Heads of Terms are agreed.

## Data Room

A full suite of due diligence is available to view in the Data Room, subject to signing a non-disclosure agreement. Please contact the agents for access.

## Indicative Timeline

|   |         |
|---|---------|
| <b>Launch marketing of site</b>                         | Q3 2022 |
| <b>Operations cease on site</b>                         | Q1 2023 |
| <b>Decommissioning and remediation works commence</b>   | Q2 2023 |
| <b>Completion of all works and site sale completion</b> | Q2 2024 |

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