



DEVELOPMENT PLOT

# CLARION CLOSE

## Swansea Enterprise Park

- Up to one acre
- Strategic location on Enterprise Park
- Circa 1.5 miles from Junction 45 M4
- Available Freehold

FOR SALE



INDEPENDENT COMMERCIAL PROPERTY CONSULTANTS

**Contact:**

Robert Chapman

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**ROBERT CHAPMAN  
& COMPANY**

**029 2055 3108**

## LOCATION

Clarion Close is located on Swansea Enterprise Park: a strategic location for industry and business. Clarion Close connects to Upper Fforest Way and it lies within 1.5 miles of Junction 45 of the M4 via Swansea Vale.

## DESCRIPTION

The development plot is located at the end of Clarion Close. It comprises an irregular shaped parcel of land with a fence on two sides of the property.

There are a number of small unit industrial developments along Clarion Close, namely Acorn Court, Clarion Court and Wyndham Court. There are also a number of established businesses within the vicinity, including BA Cash and Carry, Biffa Waste Services, CEM Day Limited and Parcel Force.

### Site Area

The site area of the development plot is greater than 0.338 hectares (0.835 acres).

## PLANNING

Full planning consent was obtained in August 2003 for 'the construction of a refrigerated warehouse unit with office accommodation and associated car parking'. This planning consent has not been implemented.

Drawings available at our office indicate a building of approximately 32m by 14m giving an area of 448 square metres (4,822 sq ft).

## TERMS

The land is available freehold with vacant possession.

## VIEWING

Sole Agent: Robert Chapman and Company.

Contact Robert Chapman on either 02920 553108 or mobile 07909 992964.

## SITE DATA

Further site data is available upon request and at a small charge.  
Subject to Contract

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