



71/72

The Kingsway

swansea

Whatever you think –



71/72 has a space for you _



A landmark development by Swansea Council, 71/72 offers an outstanding work environment – at the heart of The Kingsway redevelopment project in Swansea city centre.

The 104,000 sq ft scheme includes innovative internal and external public spaces with specific areas of the building being offered to the open market to let, comprising, retail, food and beverage spaces, an event hall, flexible / serviced workspace and 47,000 sq ft of impressive Grade A office space.

It's the game-changing work environment for local, national and international businesses in South Wales.



Exterior on to The Kingsway (CGI)

The impressive glass, steel and concrete exterior takes a prominent position on The Kingsway.



71/72 forms part of the Swansea Bay City Deal regeneration project with the key objective to target high skilled employment in Swansea city centre.



Public spaces

Work the way you want to – with public spaces inside and outside the building.



The mixed use development will offer an exceptional digitally-enabled flexible workspace with sustainability at the forefront of the design.

The building will include an impressive roof top terrace and atrias through the upper floors. Meanwhile, the unique public spaces will feature dedicated event areas, meeting spaces and food, beverage and retail outlets.

Vision

71/72

Supporting the vision and values of Swansea Council, that fosters excellence and aspiration the building will provide occupiers with cutting-edge digital communications, making it the ideal location for international, national and local businesses as well as growth and support opportunities for new 'start up' companies in the innovative technology and creative sectors.

This project continues Swansea Council's journey of transforming the city and follows the completion of landmark schemes – the 160ft Copr Bay Bridge and the £135million indoor 3,500 seat indoor arena.

Swansea Arena

Swansea's new events arena at the heart of the city.



ESG /

71/72 features a range of design details and on-site amenities to look after the wider environment and the occupiers.



well-being



Main reception (CGI)

The main reception on ground floor welcomes occupiers and visitors leading to work and communal spaces, including a business lounge at ground floor level with bike store access also available at external ground floor level.



Occupier



69 bike spaces and electric bike charging



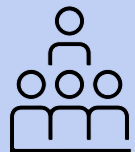
Changing facilities with 70 lockers



8 showers including 1 accessible



Roof terrace and event area



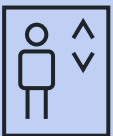
Auditorium and events hall



Business lounge



Opportunity for coffee shop and retail



4 x passenger lifts



amenities



DIGWYDDIAD / EVENT HALL

Lower levels (CGI)

The lower B1 and B2 levels feature a number of curated spaces including a stepped forum, meeting rooms, time-out hub and events space. Changing/shower facilities are also on level B2.



Summary

The building features high specification design features throughout, meeting the needs of modern business.



Typical upper floors
of 13,500 sq ft –
can be subdivided



New raised access
floors of 375mm



Changing Place
provision



External terraces
on all floors



Floor to ceiling glazing
allowing for excellent
natural light



Ceiling mounted
fan coil units



Floor to ceiling heights
of 3m on office floors



Interconnecting
staircases on
workspace levels



Openable
windows



Occupancy ratio
1:10 sq m

specification

Accommodation / space



Level	Use	sq ft	sq m	Availability
5	Communal Roof Terrace	5,253	488	Communal Amenity
	Unit 5A - A3 / Event / Office	1,367	127	To Let
	Unit 5B - A3 / Event / Office	1,238	115	To Let
	Unit 5C - A3 / Barista Kiosk	441	41	To Let
4	Office	13,433	1,248	To Let
	External Terrace			Tenant Amenity
3	Office	15,694	1,458	To Let
	External Terrace			Tenant Amenity
2	Office	15,845	1,472	To Let
	External Terrace			Tenant Amenity
1	Office / Flex	16,017	1,488	To Let
	External Terrace			Tenant Amenity
G	Reception	2,799	260	Communal Amenity
	Auditorium	2,325	216	Communal Amenity
	Cycle Park x 69 spaces			Communal Amenity
	Unit A - Office / Flex	1,238	115	To Let
	Unit B - A3 / Retail	2,433	226	To Let
	Unit C - A3 / Event	1,238	115	To Let
	Business Lounge			Tenant Amenity
	External Courtyard			Communal Amenity
B1	Unit D - Office / Flex	1,367	127	To Let
	Unit A - A3 / Event / Office	732	68	To Let
	External Courtyard			Communal Amenity
	Unit B - Office / Flex / Meeting Rooms	1,302	121	To Let
	Unit C - Office / Flex	1,152	107	To Let
B2	External Courtyard			Tenant Amenity
	Shower and Changing Facilities	883	82	Communal Amenity
	Events Hall - Conference / Exercise Studio	4,187	389	Communal Amenity / To Let
	Unit A - Office / A3 / Health	4,758	442	To Let
	External Courtyard			Tenant Amenity



3rd floor CAT B (cgl)

The floors offer a flexible and open floor plate providing occupiers with a blank canvas to design a work environment that encourages productivity, collaboration and promotes team well-being.



3rd floor CAT B (CGI)



The floor plates allow for a spacious open plan desking arrangement with generous breakout areas. The upper floors feature courtyards – bringing the outside biophilic design into the work environment.



3rd floor CAT A (CGI)

The bright open floors feature floor to ceiling glass, with all office floors featuring external terraces. There is also the option to have interconnecting staircases between floor levels.



5th floor roof terrace (CGI)

Offering occupiers and visitors the perfect environment in which to relax, recharge, meet or collaborate. The public lounge opens out on to the landscaped terrace with views out across the city and sea.



Floor plans

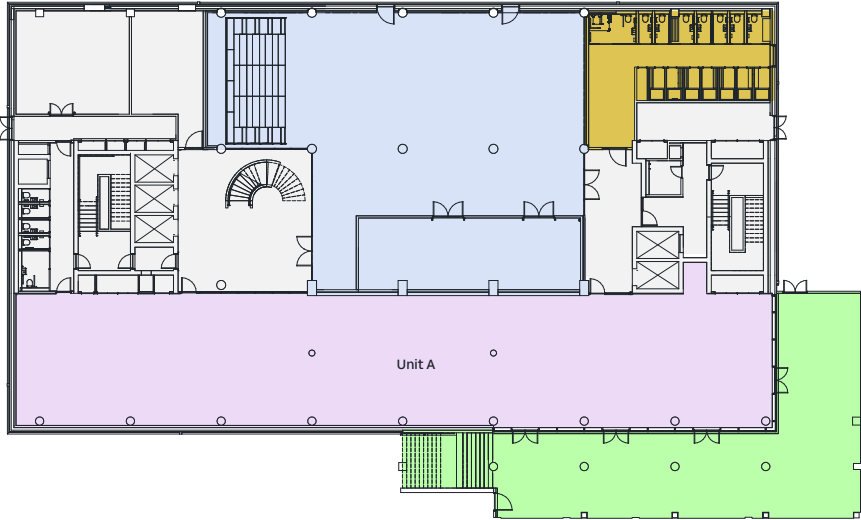


Floor plan not to scale.
For indicative purposes only.

B2

Key	Space	sq ft	sq m
●	Unit A – Office / A3 / Health	4,758	442
●	Event Hall – Conference / Exercise Studio	4,187	389

The Kingsway

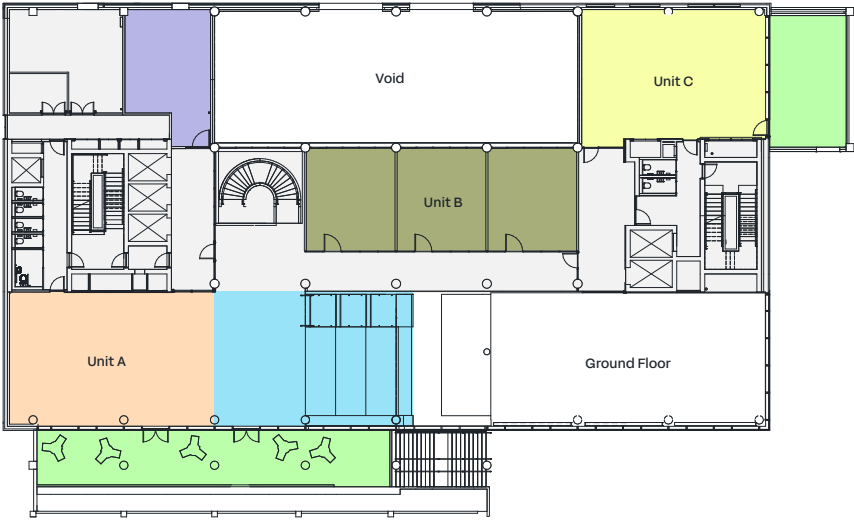


- Changing Rooms /Showers
- External Courtyard
- Core

B1

Key	Space	sq ft	sq m
●	Unit A - A3 / Event / Office	732	68
●	Unit B - Office / Flex / Meeting Rooms	1,302	121
●	Unit C – Office /Flex	1,152	107

The Kingsway



- Auditorium
- External Courtyards
- Core
- Changing Places

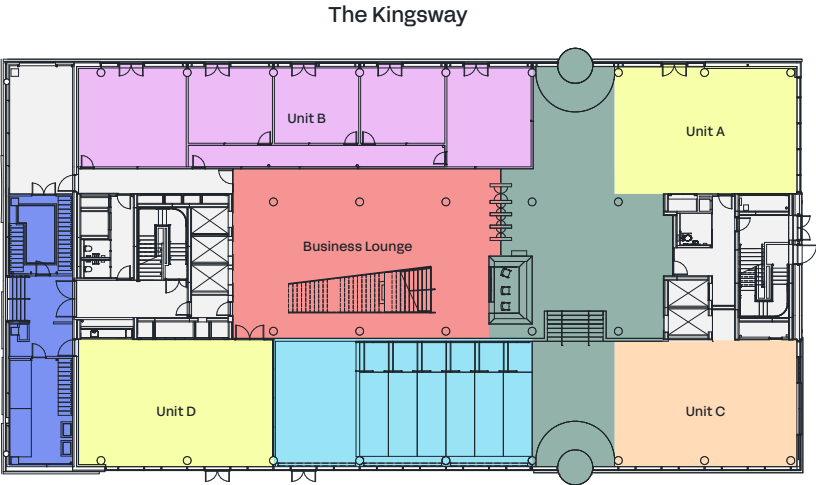
Floor plans



Floor plan not to scale.
For indicative purposes only.

Ground

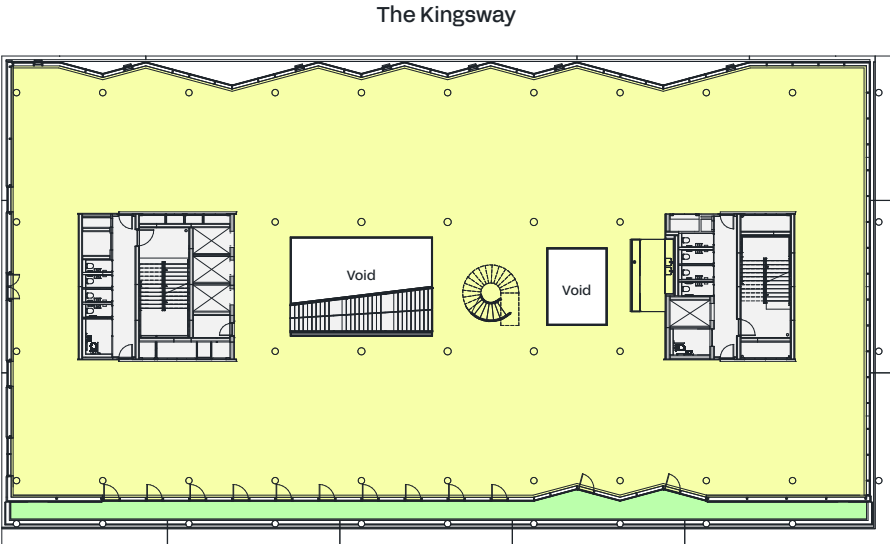
Key	Space	sq ft	sq m
●	Unit A - Office / Flex	1,238	115
●	Unit B - A3 / Retail	2,433	226
●	Unit C - A3 / Event	1,238	115
●	Unit D - Office / Flex	1,367	127



- Reception
- Business Lounge
- Auditorium
- Bike Store
- Core

One

Key	Space	sq ft	sq m
●	Office / Flex	16,017	1,488



- Terrace
- Core

Floor plans

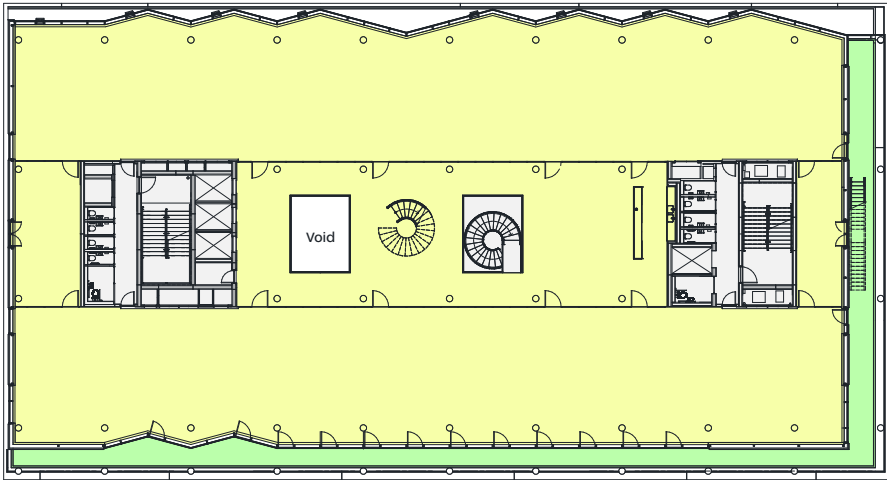


Floor plan not to scale.
For indicative purposes only.

Two

Key	Space	sq ft	sq m
●	Office	15,845	1,472

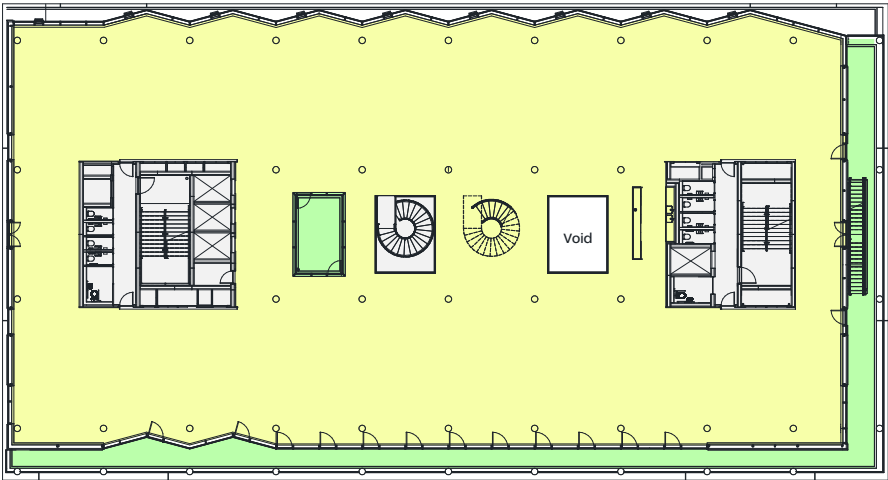
The Kingsway



Three

Key	Space	sq ft	sq m
●	Office	15,694	1,458

The Kingsway



- Terrace
- Core

- External Terrace / Courtyard
- Core

Floor plans

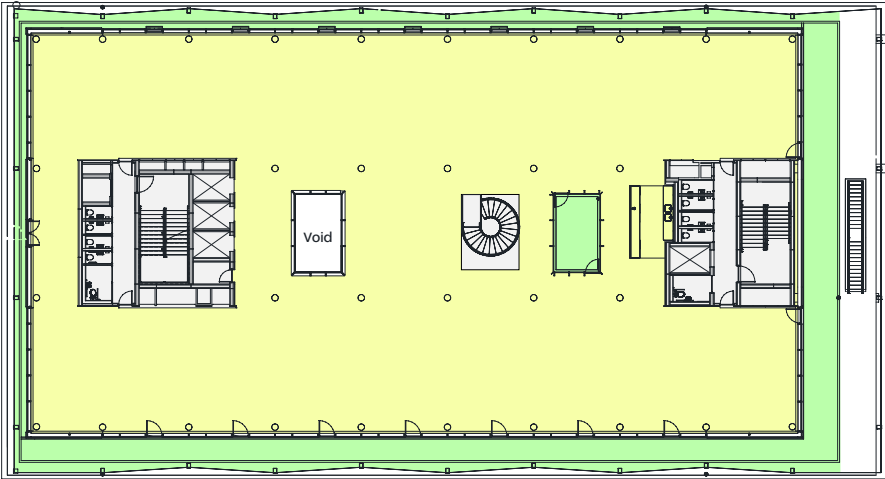


Floor plan not to scale.
For indicative purposes only.

Four

Key	Space	sq ft	sq m
●	Office	13,433	1,248

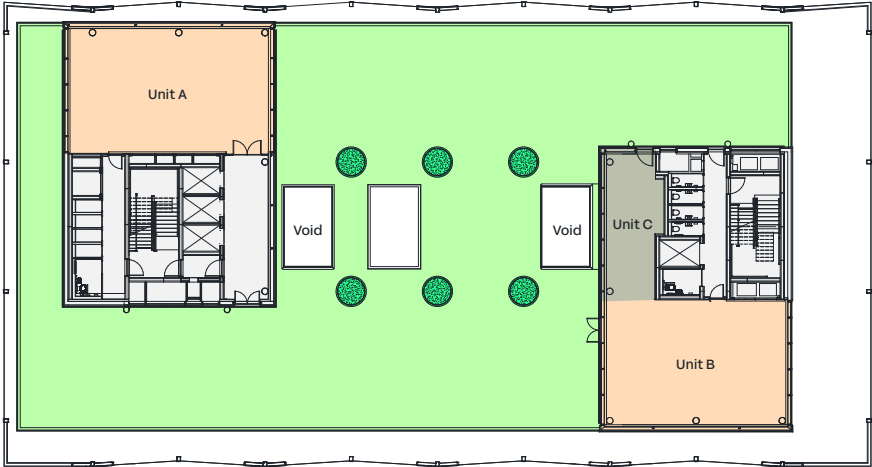
The Kingsway



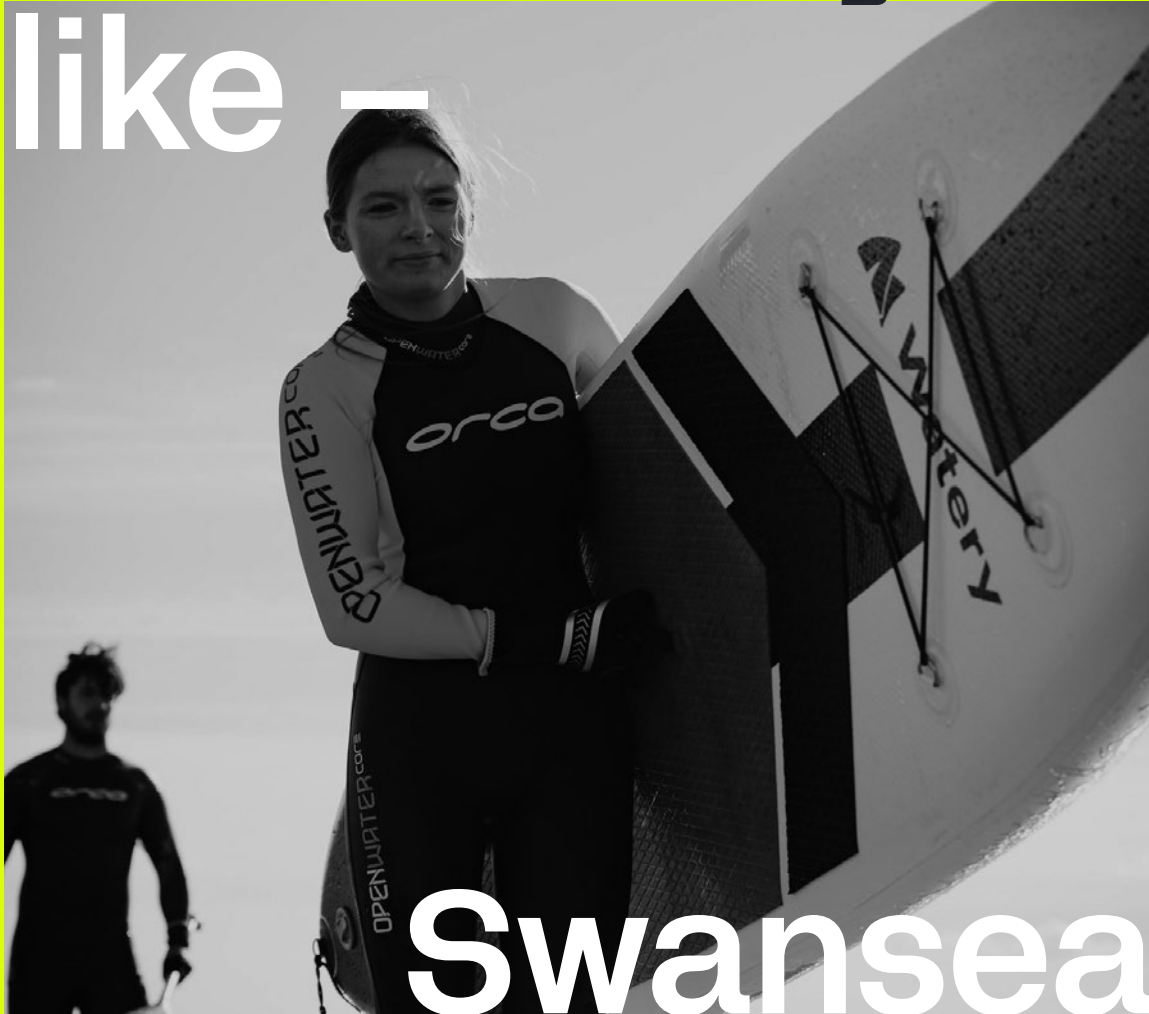
Five

Key	Space	sq ft	sq m
●	Unit A - A3 / Event / Office	1,367	127
●	Unit B - A3/ Event / Office	1,238	115
●	Unit C - A3 / Barista Kiosk	441	41
●	Communal Roof Terrace	5,253	488

The Kingsway



Whatever you like –



Swansea has a place for you _



71/72's position at the heart of Swansea, provides occupiers easy access to local amenities and a diverse social scene at anytime of the day.

For those looking for outdoor adventures pre/post work – Swansea Bay Beach and the Mumbles are a short journey away with access to a wide range of water sports and outdoor pursuits.

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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

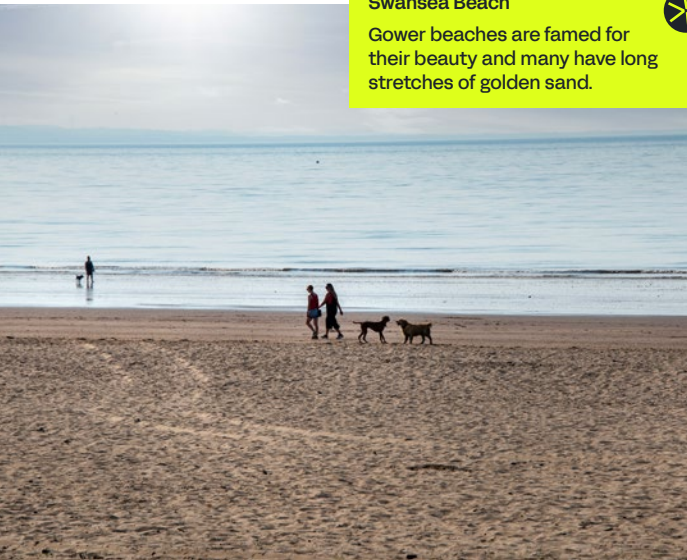
Mumbles

Oxford Street Site

The Quadrant Shopping Centre

The LCN

Local area



Swansea Beach ✱
Gower beaches are famed for their beauty and many have long stretches of golden sand.



The Lighthouse Bar & Kitchen ✱
Swansea's new spot to meet, drink & dine in Bracelet Bay, Mumbles.



Coffee #1 ✱
Great coffee by talented baristas, and an informal menu in a relaxed and welcoming environment.

City shopping ✱
Swansea features a diverse retail offering, including the Quadrant shopping centre.



Founders & Co. ✱
Sumptuous eats, artistic beats in this food hall, bar and retail space.



Swansea Arena ✱
South Wales' newest multi-purpose entertainment and events space.

Local area

Getting around is easy with Swansea Central train and bus station just a short walk away. The Kingsway features stops for multiple bus routes, as well as a cycle way and car parking.

For travel further afield, the building offers easy access to the M4 (4 miles away) and national road network.



10

minutes' walk to
Swansea central
train station



05

minutes' walk to
Swansea central
bus station



52

minutes' train journey
to Cardiff station



1h 32m

train journey to Bristol
Parkway station



2h 47m

train journey
to London
Paddington station



2h 51m

train journey
to Birmingham
New Street station



Swansea



Swansea is the second largest city in Wales



Population: 237,800 (June 2021)¹



Campus centres for Swansea University, University of Wales Trinity St. David and Gower College



Talent pool – 29,000 full-time students (2021-22)²



7,735 active businesses in Swansea in 2021³



27,000 people commute into Swansea each day (2022)⁴



80.5% of Swansea's working age (16-64) residents are economically active⁵



Average earnings for full-time employees £593.10 per week and £30,262 per annum⁶



key facts

¹ 2021 mid-year population estimates, ONS. Further statistics, including population by age, are available at www.swansea.gov.uk/population
² Higher and Further Education Statistics 2021-22, Higher Education Statistics Agency (HESA) and WG (published January-February 2023).
³ Business demography statistics 2021, ONS. ⁴ Business Register and Employment Survey (BRES) workplace-based estimates 2021, ONS.
⁵ Commuting tables 2022, published by WG using APS estimates. ⁶ APS estimates for survey period ending December 2022, ONS.
⁶ Annual Survey of Hours and Earnings (ASHE) April 2022, ONS.

Further information

Terms

Upon application.

Viewings

Strictly through joint sole letting agents.



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