

LOCATION

Swansea has a population of over 570,000 within a travelling time of 30 minutes and is the gateway to West Wales, occupying a strategic position in the historical, political and economic development of Wales. The key advantage of SA1 Swansea over other redevelopments is its location at the heart of the city.

SETTING

J Shed is situated at the heart of SA1, Swansea Waterfront, which is a major mixed use development close to Swansea's City Centre. Other sites on the SA1, Swansea Waterfront include:

Technium 1 – Completed in 2000 by the Welsh Development Agency. This is a multiple occupation "incubation centre" for knowledge based companies and university spin-outs.

Technium 2 – A second building by the Welsh Development Agency, catering for companies that are expanding following the success of Technium 1.

Morgan Cole Lawyers – A major national firm of lawyers relocated to SA1 Swansea Waterfront to occupy 25,000 sq ft.

Plot B4 – Bellway homes have purchased this site and will be creating a high quality residential development.

Plot B5 – Contracts are due to be exchanged shortly with a residential developer.



Swansea City Centre	1000 metres
Cardiff City Centre	43 miles
London	188 miles
Swansea Airport	9 miles
M4 Junction 42	4 miles

All enquiries to:



Tel: 0117 910 0360



029 2044 0142

A development by:



www.Loft-Co.com

The information contained in this brochure is for guidance only. Mansford Loft-Co operate a policy of continuous product development, and features and specification may therefore vary from time to time. It should be noted that the representation of J Shed whilst similar to the development may not be accurate in every respect. These particulars should not be relied upon as accurately describing any of the specific matters described by any order from working drawings which may result in some variation on completed properties.

LIVE/WORK



SHED

SA1 SWANSEA WATERFRONT

worklive



DESCRIPTION

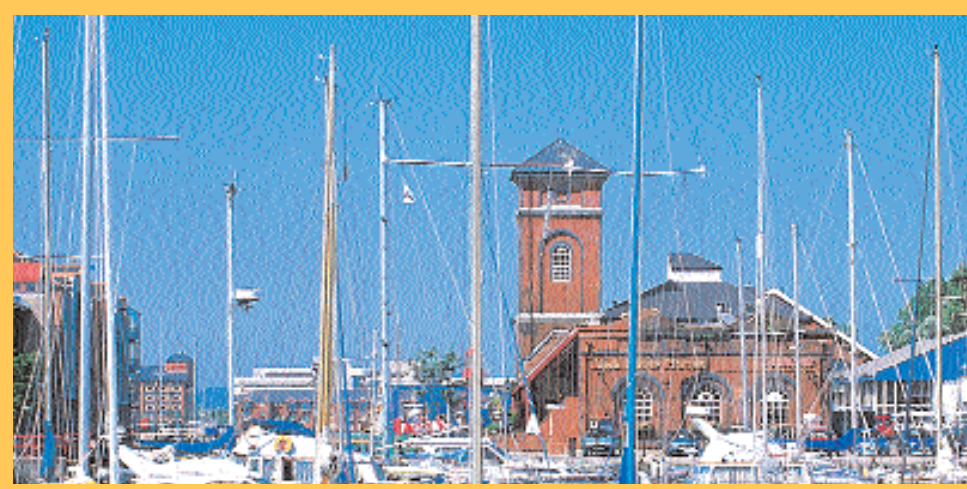
The J Shed is one of Swansea's last original warehouses situated at the Gateway to the new exciting SA1 dockland development. The developers, Mansford Loft-Co are creating a mixed use scheme of circa 30,000 sq ft which will incorporate commercial use on the ground floor and 20 unique live/work lofts at the upper levels.

J Shed is an exceptional new concept in Swansea living. Whether you wish to use your loft as a stylish apartment for waterside living, an office or a combination of both, these flexible spaces leave the choice to you. The character of this grade II listed building will be carefully retained and each loft will boast exposed brick work and roof trusses in addition to enjoying extensive water views.

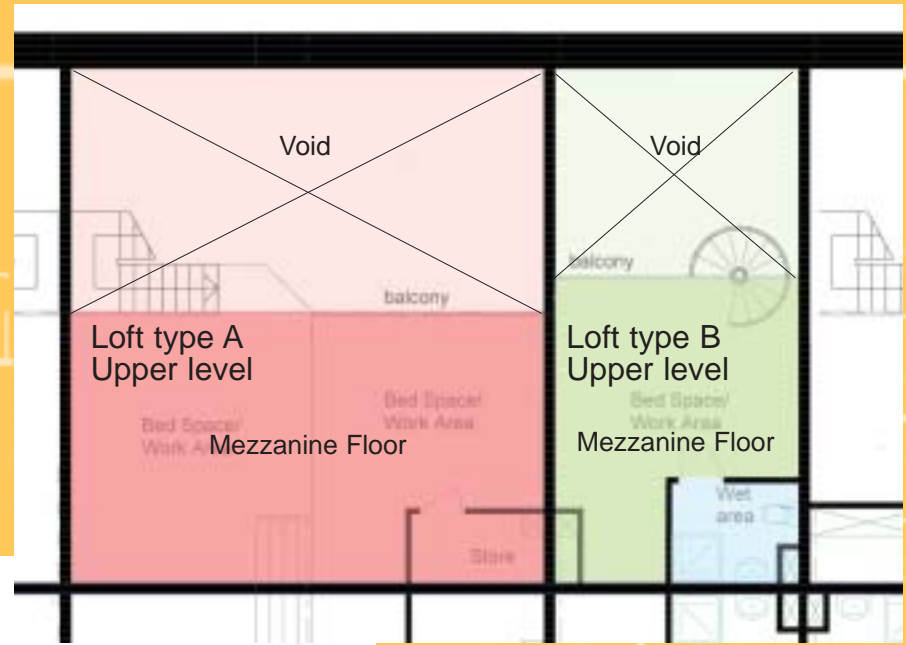
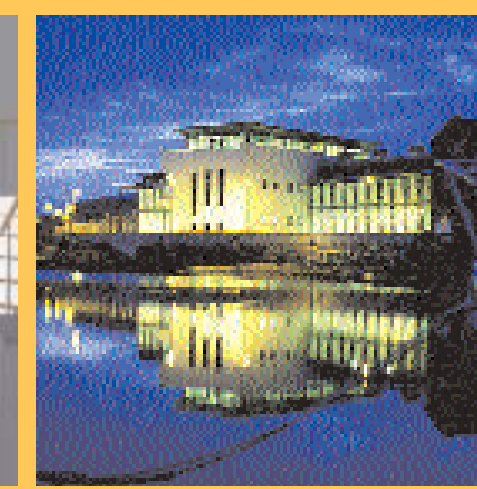
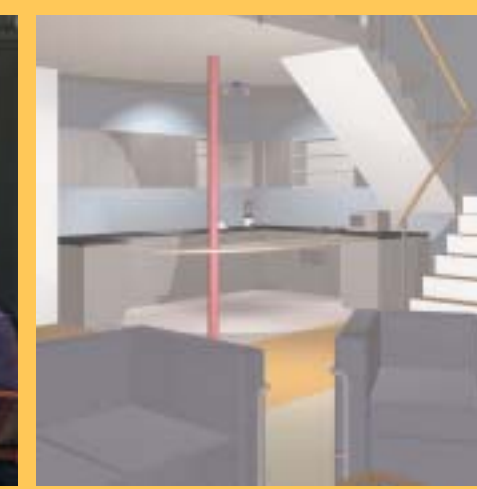
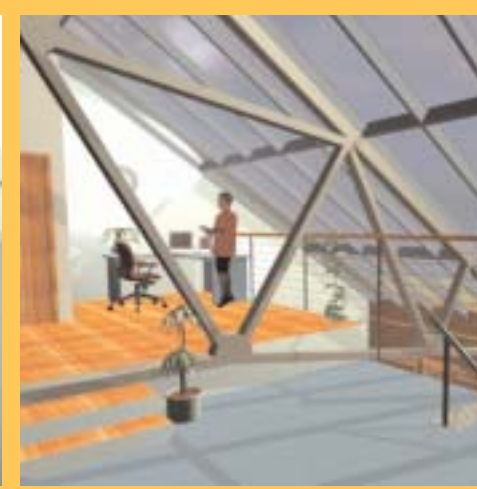
SPECIFICATION

The high level of specification and attention to detail is typical of the quality to be found in a Loft-Co development. Each property has under floor heating, category 5 wiring and is carpeted to all living areas. All bathrooms will include designer fittings and kitchens will be fully fitted with appliances to comprise:

- Integrated washing machine
- Dishwasher
- Over, hob and extractor fan
- Refrigerator
- Freezer



Typical Loft-Co interior



Typical Loft-Co interior

Loft upper level

Loft lower level

Retail A3



Typical floor plans - please enquire for further details



play

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