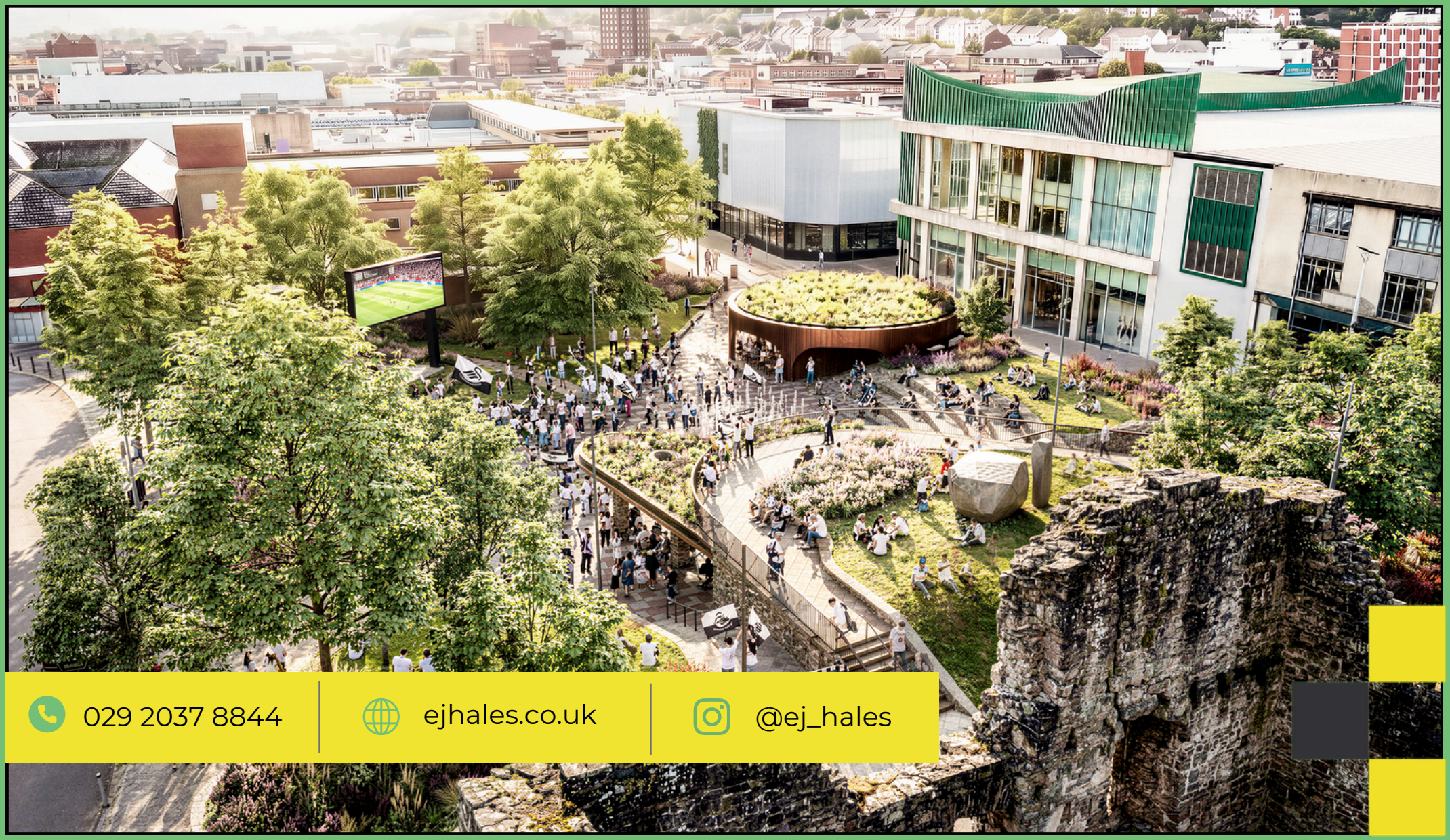
ejhales

CAFE / RESTAURANTS

CASTLE SQUARE GARDENS, SWANSEA

TO LET



029 2037 8844 | ejhales.co.uk | @ej_hales

Introduction

These particulars have been prepared to facilitate an initial soft marketing exercise, enabling interested occupiers to submit early expressions of interest ahead of the formal marketing process.

Location

Castle Square Gardens occupies one of the most prominent positions within Swansea city centre, forming the strategic link between Oxford Street, Wind Street, Princess Way and Swansea Market.

Positioned immediately adjacent to the historic Swansea Castle, the location sits at the centre of the city's £1 billion regeneration programme and is being transformed into Swansea's premier civic and leisure destination.

Description

The redevelopment of Castle Square Gardens will deliver a vibrant, green public realm designed to encourage longer dwell times, increased footfall and a more diverse mix of commercial occupiers.

The scheme will introduce landscaped gardens, interactive water features, performance spaces and new pavilion buildings suitable for food, beverage and retail operators.

The new look Castle Square Gardens scheme is due to open in Summer 2027. The scheme will include two new pavilions which can be let individually as a whole or split.

Accommodation

Pavilion A
Unit 1 - 107 sq m / 1,152 sq ft
Unit 2 - 107 sq m / 1,152 sq ft

Pavilion B
Unit 1 - 80 sq m / 861 sq ft
Unit 2 - 81 sq m / 872 sq ft

All units have potential for outside seating. Plans available on request.

Lease

The units are available on new internal repairing and insuring leases on terms to be agreed.

Rent

Pavilion A
Unit 1 - £27,500 per annum, exclusive

Unit 2 - £27,500 per annum, exclusive

Pavilion B
Unit 1 - £21,500 per annum, exclusive

Unit 2 - £21,500 per annum, exclusive

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Rates

To be assessed.

EPC Rating

Designed with sustainability in mind, the pavilion units are being developed to meet high energy performance standards, with EPC ratings to be confirmed at completion. The circular, contemporary design promotes flexible, efficient layouts with high quality materials and a strong emphasis on durability, low maintenance, and integration with the surrounding green public realm.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

On-site viewings will be available from September 2026.



TO REGISTER YOUR INTEREST

Owen Cahill / Phil Morris • Tel: 07824 638338 / 07779 666210 •
E-mail: owen@ejhales.co.uk / pvm@ejhales.co.uk

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

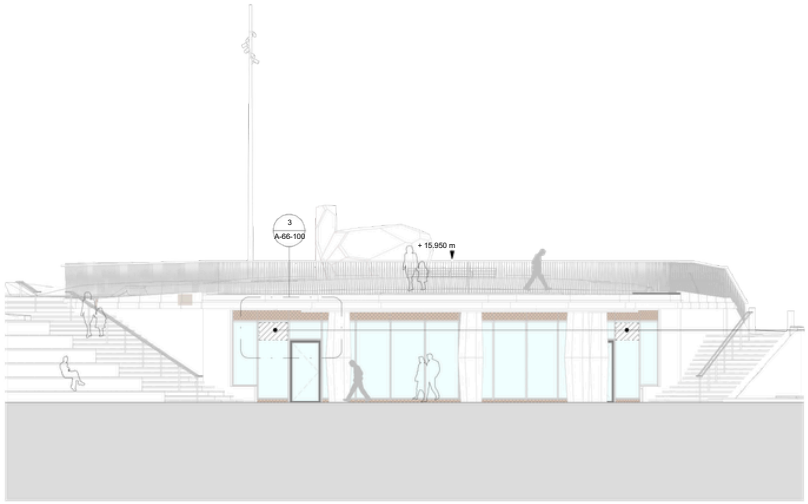
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Pavilion A

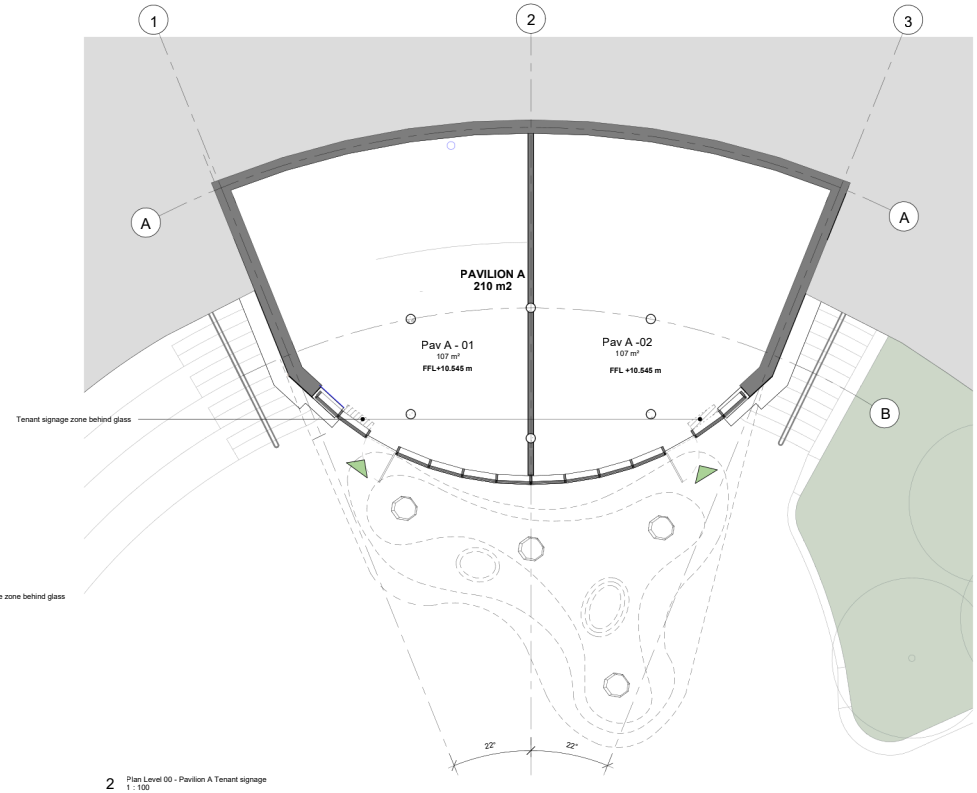


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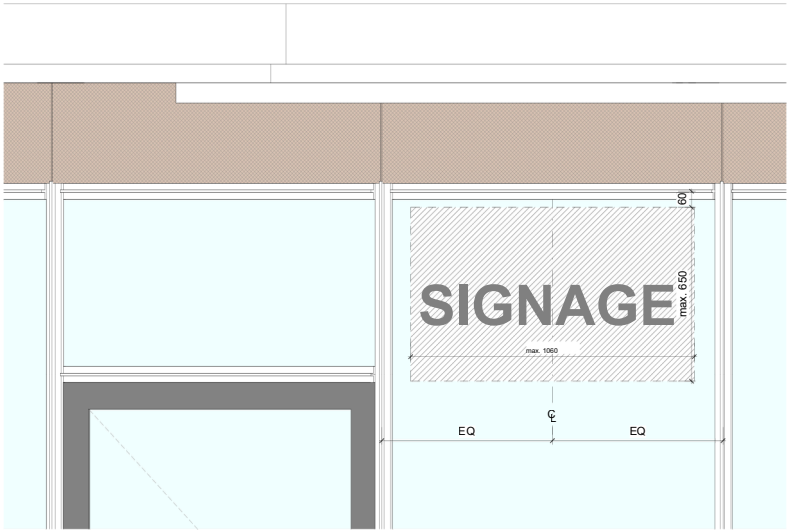
Pavilion A - Plans & Elevations



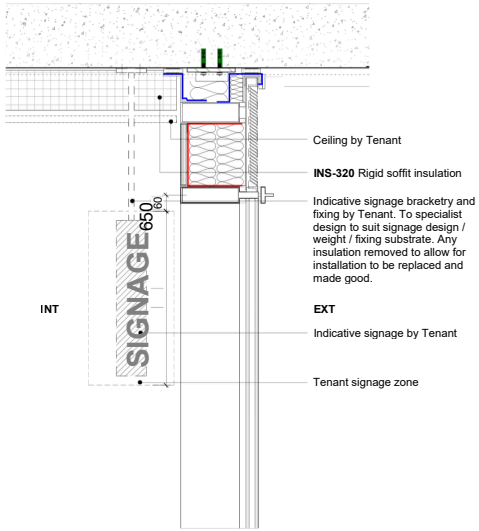
1 Pavilion A elevation - Tenant signage
1 : 100



2 Plan Level 00 - Pavilion A Tenant signage
1 : 100



3 Elevation call-out - Pavilion A Tenant signage
1 : 10



4 Section detail - Pavilion A Tenant signage
1 : 10

0m 1 5 10

NOTE:

For codes refer to the System Reference Sheet and Architectural Specification
For Pavilion A&B Statutory signage Ref CSQ-ACM-AA-ZZ-DR-A-66-100

1. This drawing is to be read in conjunction with all relevant architect's and engineers' drawings, specifications and reports
2. This drawing indicates elements of CDP as per the DRM, and where necessary completion of technical design or fabrication shall be completed by the relevant specialist sub-contactor

Note: All fixing to product specification/specialist.

P01 - -
in abeyance schedule

P02 - Revised to reflect VE design changes
P01 - General note updated
revision schedule

rev	date	issue description	dw	ch
P02	03.07.2025	FOR TENDER	AS	MB
P01	16.09.2024	FOR TENDER	GN	MB
P00	18.06.2024	FOR TENDER	GN	MB

revisions

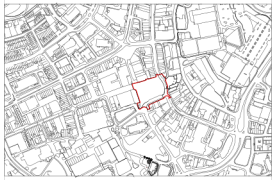
notes

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Previous Stage 03 Drawing number:

location



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client
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Tel +44(0)1425 472241
W: www.knightsbrown.co.uk

project	Castle Square	job no	211
stage	STAGE 4		
drawing title	**PavilionA-TenantSignage strategy**		
status	FOR TENDER		
date	03.07.2025	scale	1:100 @ A1
drawn by	AS	checked by	MB
drawing codes		drawing no	rev no

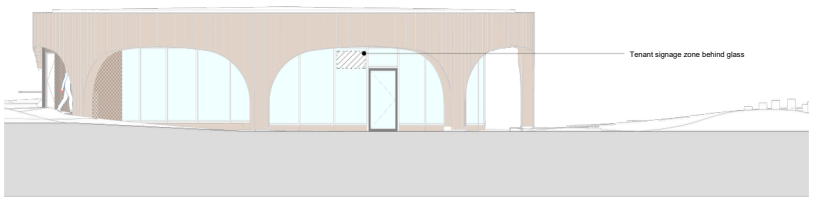
CSQ-ACM- AA-XX-DR-**A-66-100 P02**

Pavilion B

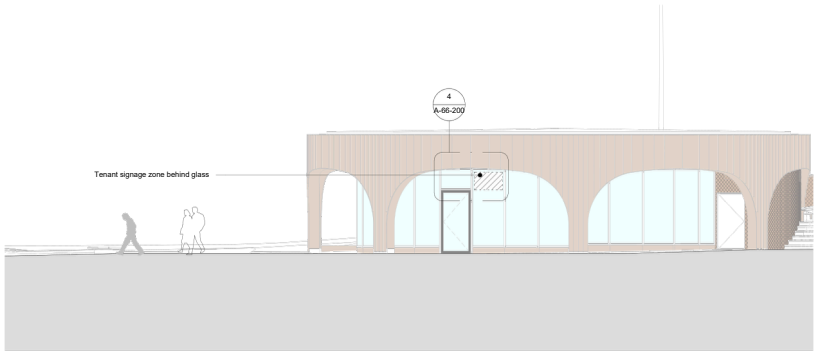


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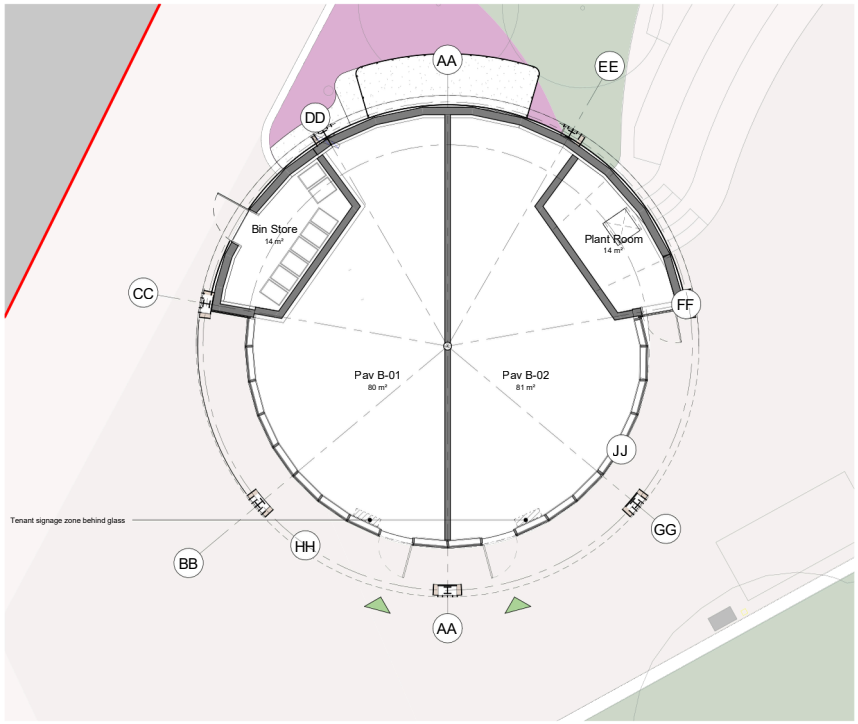
Pavilion B - Plans & Elevations



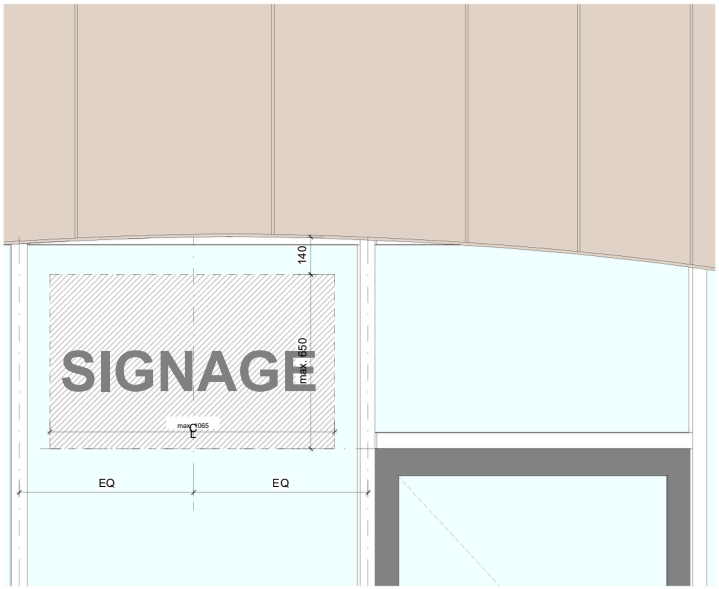
1 Pavilion B West elevation - Tenant signage
1 : 100



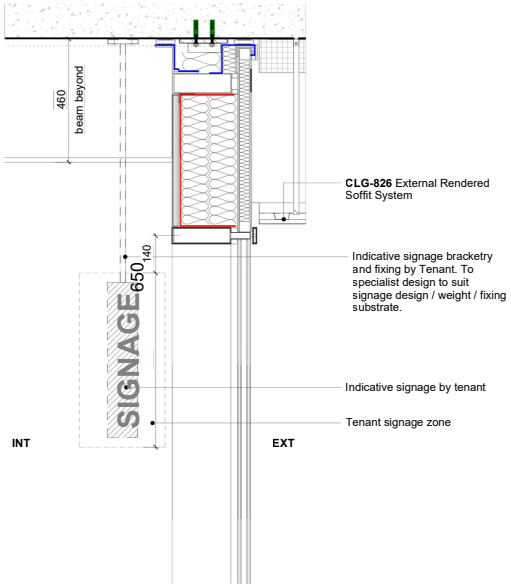
2 Pavilion B South Elevation - Tenant signage
1 : 100



3 Plan Level 00 - Pavilion B Tenant signage
1 : 100



4 Elevation call-out - Pavilion B Tenant signage
1 : 10



5 Section detail - Pavilion B Tenant signage
1 : 10

0m 1 5 10

NOTE:

For codes refer to the System Reference Sheet and Architectural Specification
For Pavilion A&B Statutory signage Ref CSQ-ACM-AA-ZZ-DR-A-66-100

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rev	date	issue description	dw	ch
P02	03.07.2025	FOR TENDER	AS	MB
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revisions

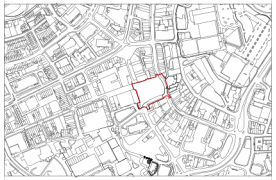
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Previous Stage 03 Drawing number:

location



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Tel +44 (0)20 7251 5122
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client
Knights Brown
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Tel +44(0)1425 472241
W: www.knightsbrown.co.uk

project	Castle Square	job no	211
stage	STAGE 4		
drawing title	**Pavilion B - Tenant Signage strategy**		
status	FOR TENDER		
date	03.07.2025	scale	1:100 @ A1
drawn by	AS	checked by	MB

drawing codes — drawing no — rev no

CSQ-ACM- BB-XX-DR-**A-66-200 P02**

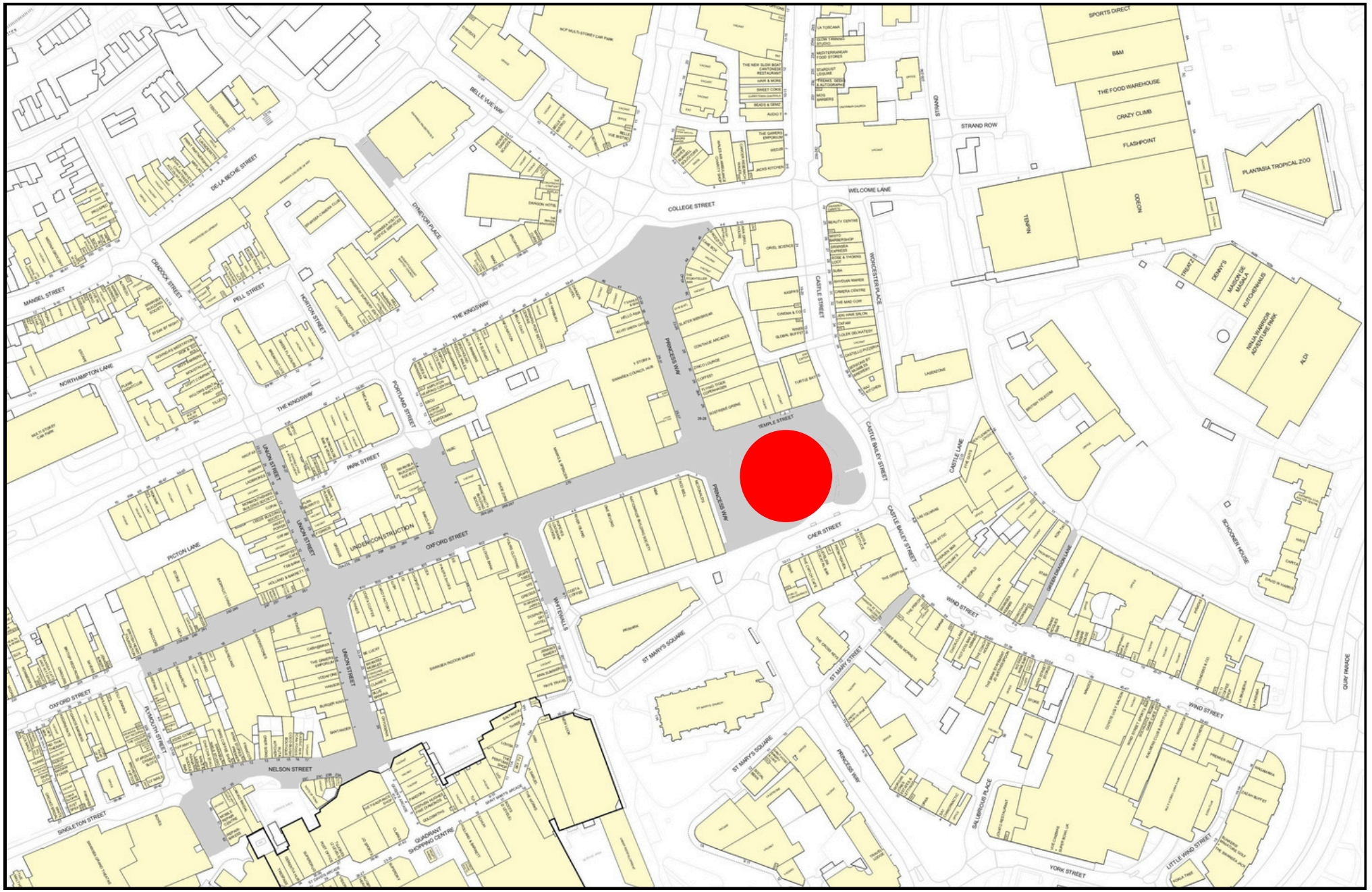




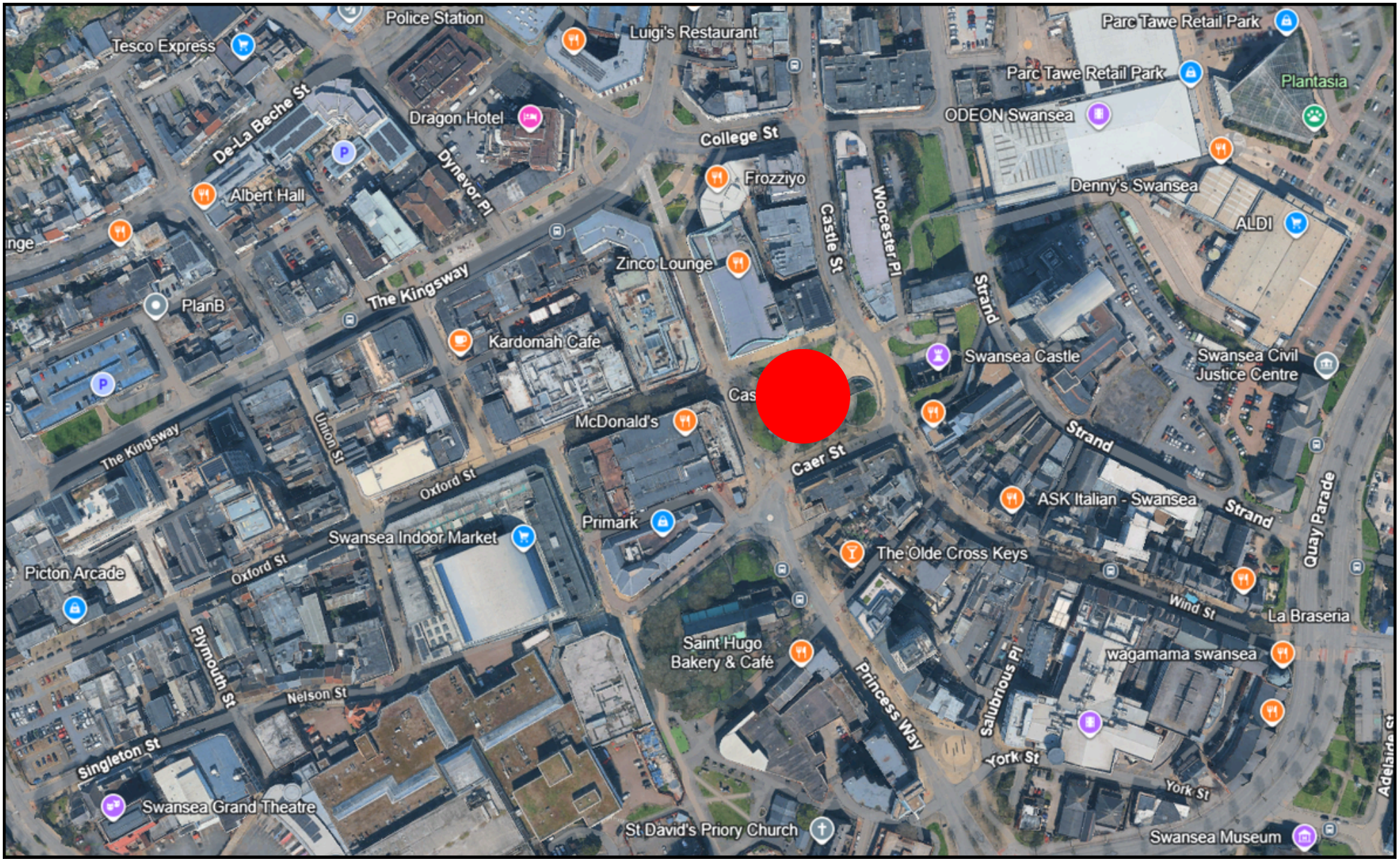




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