



# Parc Penprys

## Mixed Use Business & Technology Park

Proposed carbon neutral scheme  
situated at Llanelli M4 Jct 48

Leasehold, Rental and Joint Venture  
opportunities available

Parc Penprys Penprys Llanelli Carmarthenshire SA14 8BX Wales



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A commercial, environmentally responsible, village concept promoting strong community identity and sense of place with a strong centre and well designed buildings and open spaces.

Gateway site from J48 of the M4 into Llanelli on the A4138. 2.5 miles from M4 and reached via roundabout with direct access. 30,000 passing vehicles per day.

Provides a range of commercial development types. Units for rent, sale, design & build to client specification.

Renewable energy supplied by neighbouring 8MW solar farm. Car park bays with solar canopies and electric charging points. Reduced dependence on national grid. Low carbon aiming to be carbon neutral.

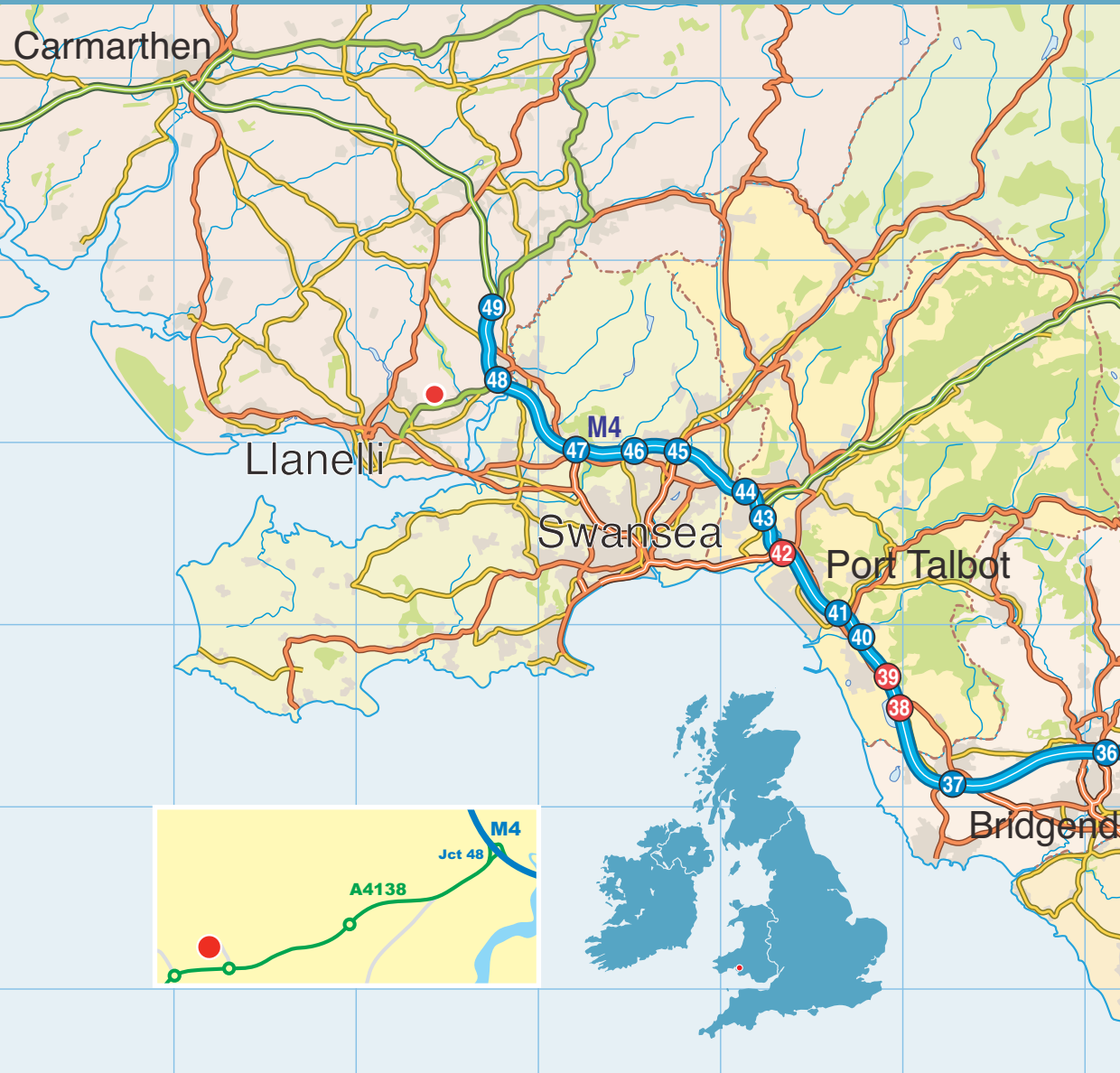
State of the art communications.

The locality provides staff at all levels with wide ranging skills and a strong work ethic.

Government support available



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Parc Penprys lies directly on the A4138 which is the main access road linking junction 48 of the M4 motorway which lies 2.5 miles north. Llanelli town centre is 2 miles to the south west and Swansea lies approximately 11 miles to the east, with Carmarthen the regions main market town 14 miles to the north west.

### Drive Times

Swansea	11 miles	20 minutes
Cardiff	52 miles	1 hour
Bristol	91 miles	1.75 hours
Birmingham	154 miles	2.5 hours
London	200 miles	3.5 hours

### Contacts

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### Agents

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