

UNIT 13C VALLEY WAY

ENTERPRISE PARK | SWANSEA | SA6 8QP

HUNT & THORNE
CHARTERED SURVEYORS



**TO LET – MANUFACTURING/DISTRIBUTION BUILDING
COMPRISING 2,288 SQ M (24,631 SQ FT)**

LOCATION

The property is located siding on to Valley Way, which is one of the main access roads circulating the central lake, within Swansea Enterprise Park. Good communications are provided to J44 and 45 of the M4 motorway.

Prominent occupiers in the immediate vicinity include Dr Organic, BSS, The Hurns Brewing Company, Samatrix, Osteo Plus and Bassetts Honda.

DESCRIPTION

A detached steel portal frame building, with alloy cladding to the roof and walls, with a breeze block / facing brick two storey front elevation office configuration. The property benefits from 4 tailboard loading doors to the rear and 2 ground level doors to the side. The covering of the roof was renewed five years ago. The building has a minimum eaves height of 5.19 m and maximum eaves of 8.29 m.

Externally a car park area providing 21 car parking spaces exist to the front, with an additional 25 car parking spaces created in the rear yard area.

ACCOMMODATION

The accommodation comprises the following:

GF offices	223.81 SQ M	2,409 SQ FT
FF offices	223.81	2,409
GF Warehouse	1,840.63	19,813
Total	2,288.25	24,631

SITE AREA

Site area is 1.64 acres (0.66 ha)

RATEABLE VALUE

We have been informed via an online enquiry on the valuation office web site that the property has the following assessment:

RV £65,000

UBR for Wales 2022/23 is 0.535p in the £

EPC

Band D CN: 0993-9242-8630-8700-1203

TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed.

AVAILABILITY

Available for occupation from November 2022.

RENT

Offers in the region of £123,155 pax

LEGAL COSTS

Each party responsible for their own costs

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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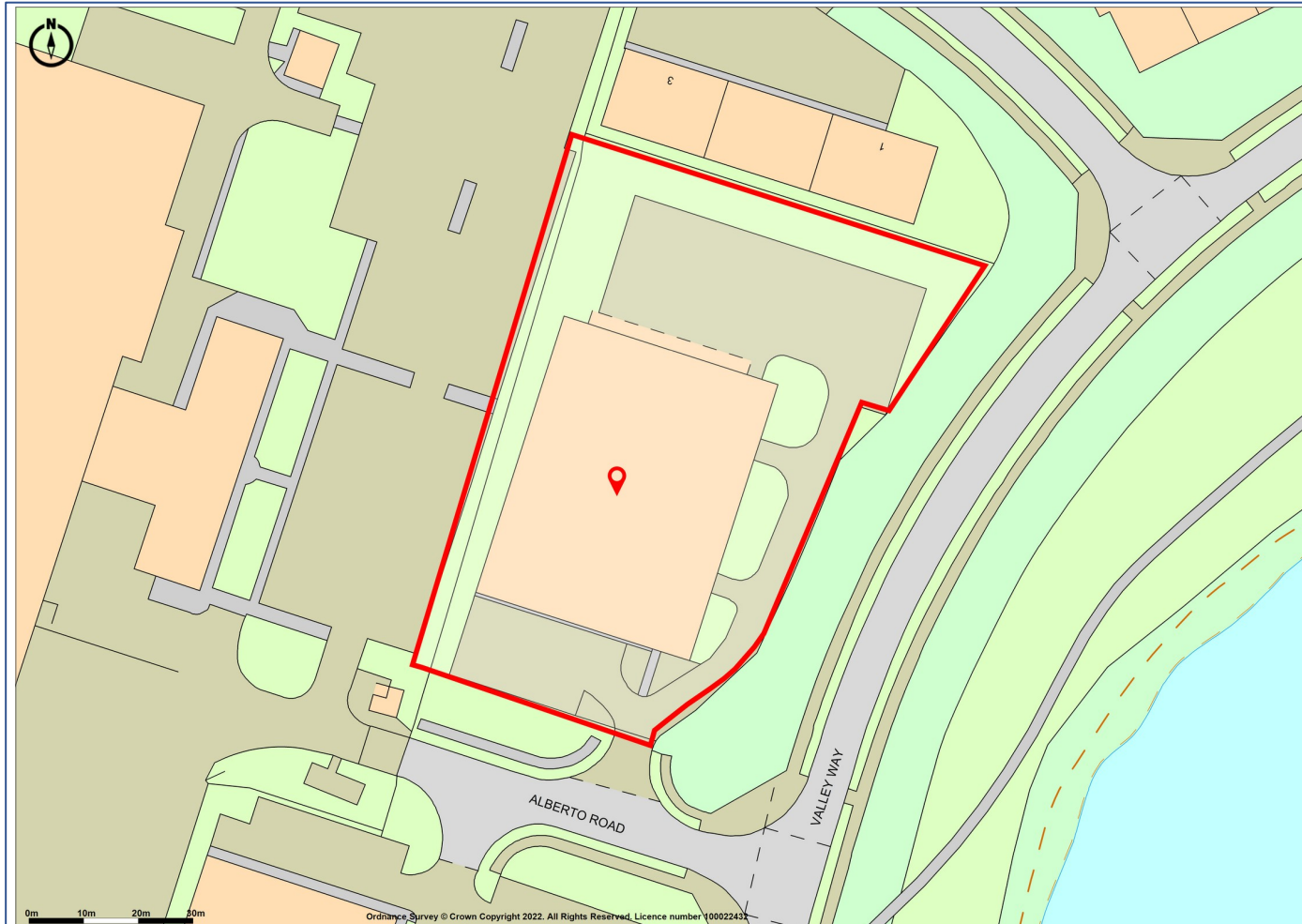
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