

# UNIT 12 PENRICE COURT

## ENTERPRISE PARK | SWANSEA | SA6 8QW

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



**TO LET –LIGHT INDUSTRIAL/TRADE COUNTER**  
**1,009 SQ FT – RENT £8,072 PAX**

## LOCATION

Penrice Court is located within the heart of Swansea Enterprise Park, accessed via Valley Way and Coronet Way. J44 & J45 of the M4 motorway are within 2 miles to the north with Swansea City Centre located 4 miles to the south.

Prominent occupiers in the immediate vicinity include Bassetts Honda, Hurns Brewery, BSS Group, Dr Organic and FRF Volvo.

## DESCRIPTION

A steel portal frame building with elevations of facing brick and breeze block under an alloy clad roof. The property forms part of a courtyard development of 21 units housed in 4 terraces.

## ACCOMMODATION

The accommodation comprises the following:

Ground Floor	93.74 sq m	1,009 sq ft
<b>Total</b>	<b>93.74 sq m</b>	<b>1,009 sq ft</b>

## RATEABLE VALUE

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

RV £4,750

UBR for Wales 2023/24 is 0.562p in the £

Rates payable £2,669.50

## EPC

To be provided

## SERVICE CHARGE AND BUILDING INSURANCE

### PREMIUM:

The tenant to contribute to the maintenance of the external common areas of the estate via service charge payments. The landlord to continue to insure and recover the premium cost from the tenant.

## TERMS

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

## AVAILABILITY

Available immediately

## RENT

£8,072 pax

## LEGAL COSTS

Each party responsible for their own costs

## VAT

TBC

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive





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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive