

SWANSEA VALE

SWANSEA VALE | SWANSEA | SA7 0ET

**HUNT &
THORNE**

CHARTERED SURVEYORS

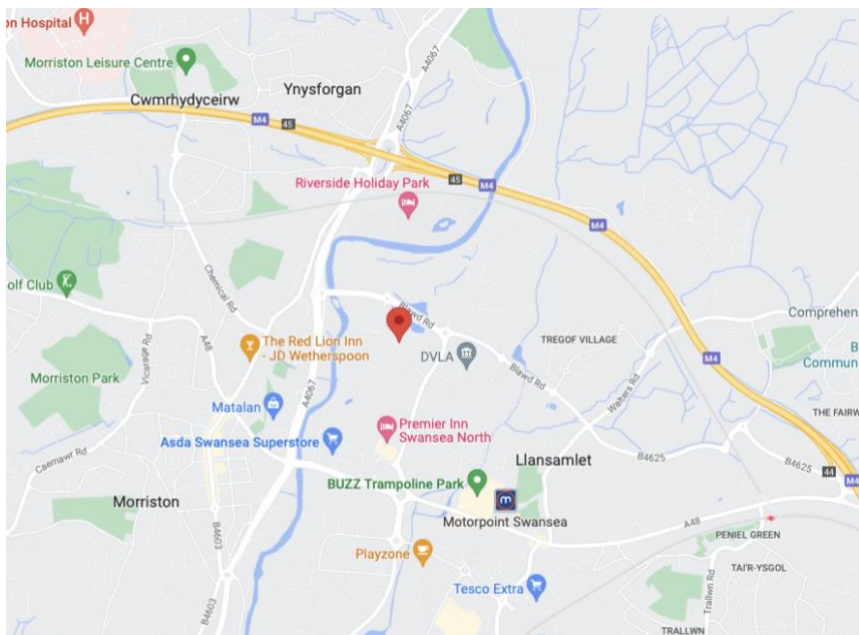


OFFICE SPACE TO LET

- MODERN OFFICE ACCOMODATION
- COULD BE CONVERTED TO WAREHOUSING (STANC)
- 152 ON SITE CAR PARKING SPACES
- CLOSE TO J44 & J45 M4
- 2,787.09 SQ M (30,000 SQ FT)
- ASKING RENT £300,000 PAX

LOCATION

The property is located in the heart of Swansea Vale, which is north of the Swansea Enterprise Park, within two miles of J44 and J45 M4. Prominent occupiers in the immediate vicinity include DVLA, National Grid, Menzies Distribution, DJM Solicitors, Booker Cash & Carry and Storage Giant.



DESCRIPTION

A detached ground floor and part first floor office building. The property is located on a self-contained site with excellent car parking. A refurbishment program is available for the office accommodation and consideration will be given to split the accommodation.

ACCOMMODATION

Total:	2,787.09 SQ M	30,000 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site, that the property has a rateable value of £TBA.

UBR for Wales 2024/25 is 56.2p in £

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

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

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LEASE TERMS

The property is available on a new lease, terms open to negotiations.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge if the building or car parking area is split. The landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENT

£300,000 PAX

EPC

To be provided.

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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MAY 2024

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