

UNIT 22 CLARION COURT

CLARION CLOSE | ENTERPRISE PARK, SWANSEA | SA6 8RF

**HUNT &
THORNE**
CHARTERED SURVEYORS



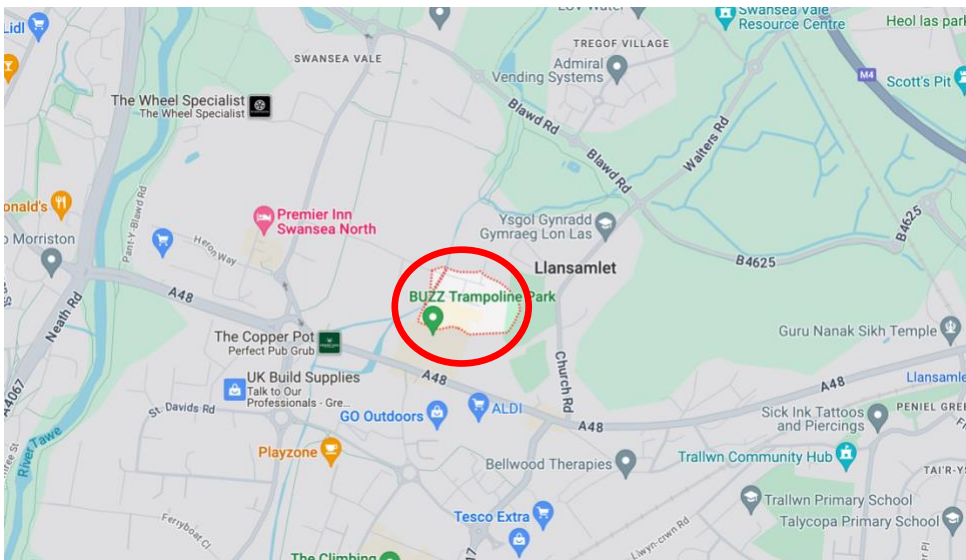
**INDUSTRIAL
TO LET**

- FLEXIBLE WAREHOUSE/STORAGE ACCOMMODATION
- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION.
- CLOSE TO J44 & 45 OF THE M4.
- 148 SQ M (1,594 SQ FT)
- £14,346 PAX

LOCATION

Located at the end of Clarion Close, which is a cul-de-sac off Upper Fforest Way, one of the main arterial routes into the Enterprise Park, Swansea. J45 of the M4 motorway is only 1.5 miles from the property.

Prominent occupiers in the immediate vicinity include Bookers, Asda, Burger King, Selco and



DESCRIPTION

An established trade counter location, which also includes various manufactures. The court comprises of three terrace elevations surrounding a central courtyard, providing car parking and a loading area. The buildings are of standard steel portal frame construction, with walls of part brick / breeze block and alloy cladding.

ACCOMMODATION

Total:	148 SQ M	1,594 SQ FT
---------------	----------	-------------

RATEABLE VALUE

£6,000

UBR for Wales is 0.562p in the £.

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

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 of VAT unless otherwise stated.

LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable for the maintenance of the external common areas of the estate and the cost of insuring the property.

RENT

£14,346 pax

EPC

TBC

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

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

WILL HUNT

will@huntandthorne.com

07557 090164

MAY 2024

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

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 of VAT unless otherwise stated.



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

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 of VAT unless otherwise stated.