

UNIT 6 PENRICE COURT

ENTERPRISE PARK | SWANSEA | SA6 8QW



**LIGHT INDUSTRIAL/
TRADE COUNTER**

TO LET

- FLEXIBLE LEASE TERMS
- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION
- CLOSE TO J47 OF THE M4
- 93.70 SQ M (1,009 SQ FT)
- ASKING RENT £9,081 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

TOTAL:	93.70 SQ M	1,009 SQ FT
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RATEABLE VALUE

Following an enquiry on the Valuation Office web site, we have been advised that the property has a rateable value of £4,200.

UBR for Wales 2023/24 is 0.535p in £

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 of VAT unless otherwise stated.

LEASE TERMS

A new lease is available on flexible terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a contribution towards the maintenance of the external communal areas of the estate. The landlord to continue to insure and recover the premium costs from the tenant.

ASKING RENT

£9,081 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

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MATTHEW SIMS

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JULY 2024

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