

# GROUND FLOOR OFFICE SUITE

PUG HOUSE | BAILEY COURT | SA5 4DE

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



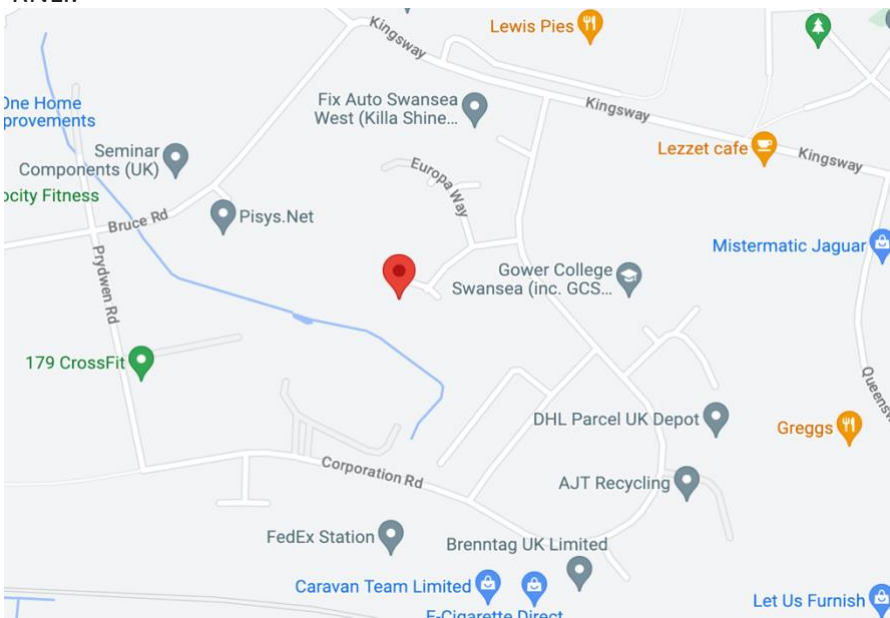
**STORAGE/OFFICE  
TO LET**

- MODERN OFFICE BUILDING
- STORAGE/OFFICE SPACE
- CLOSE J47 OF M4
- 50.39 SQ M (542 SQ FT)
- £5,420PAX

## LOCATION

The suite forms part of Pug House on Bailey Court, a modern secured by design development on Felinfach, forming part of Swansea West Business Park. Good communications are provided to Swansea city centre approx. 4 miles to the southeast and J47 of the M4 motorway, approx. 3 miles to the northwest.

Prominent occupiers in the immediate vicinity include Plexus Fire and Security, Gower College, Wheelies, AB Glass, City Electrical Factors and RNLI.



## DESCRIPTION

The office suite forms part of the rear ground floor of a modern steel portal frame building, clad in breeze block, facing brick and alloy cladding. The office suite has access to shared kitchen and WC facilities.

## ACCOMMODATION

<b>Total:</b>	50.39 SQ M	542 SQ FT
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AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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

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## LEASE TERMS

The suite is available on new lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay to the landlord an all-inclusive contribution to the running costs of the property. This is to include service charge, building insurance, rates, and utilities. The cost of this is £4,336 pax

This excludes telephone and broadband.

## RENT

£5,420 pax

## EPC

To be Provided

## VAT

Landlord 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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APRIL 2024





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