

GROUND FLOOR OFFICE SUITE

PUG HOUSE | BAILEY COURT | SA5 5DE

**HUNT &
THORNE**
CHARTERED SURVEYORS



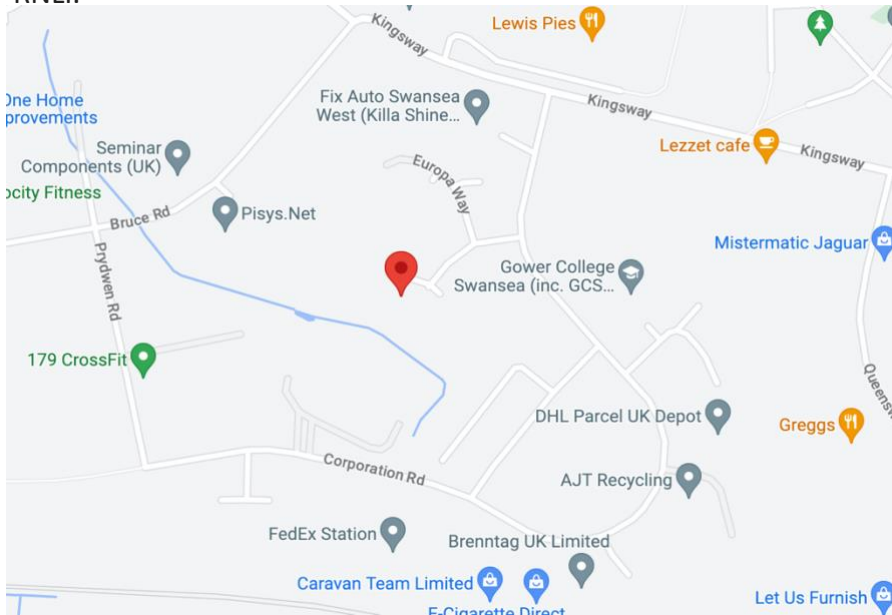
OFFICE/STORAGE
TO LET

- MODERN OFFICE BUILDING
- RECEPTION AND 3 OFFICES
- CLOSE J47 OF M4
- 57.04 SQ M (614 SQ FT)
- £5,900 PAX

LOCATION

The suite forms part of Pug House on Bailey Court, a modern secured by design development on Felinfaich, 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. Private access can also be created at the rear of the premises.

ACCOMMODATION

Total:	57.04 SQ M	614 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.

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 any warranty 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 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 £4,912 pax

This excludes telephone and broadband.

RENT

£5,900 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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07825 372503

May 2023

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