

UNIT 7

OXWICH COURT | ENTERPRISE PARK, SWANSEA | SA6 8RA



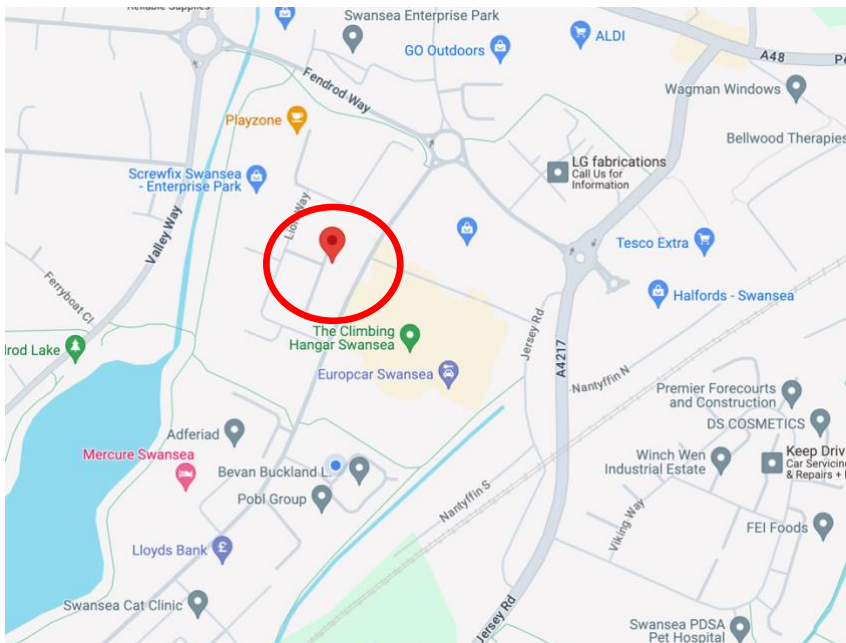
INDUSTRIAL/TRADE COUNTER
TO LET

- FLEXIBLE STORAGE/OFFICE ACCOMMODATION
- ESTABLISHED TRADE COUNDER/COMMERCIAL LOCATION
- CLOSE TO J44/45 M4 MOTORWAY
- 139.35 SQ M (1,500 SQ FT)
- RENTAL £13,500PAX

LOCATION

Oxwich 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 Sally Services, Swansea Plumb Point, Secured Alarm Systems and Honda.



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 18 units housed in 3 terraces.

ACCOMMODATION

TOTAL:	139.35 SQ M	1,500 SQ FT
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RATEABLE VALUE

£6,300

UBR for Wales 2024/25 is 0.562p in the £.

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 property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the joint shared maintenance of the external common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£13,500 PAX

EPC

TBC

VAT

VAT is payable 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.

MATTHEW SIMS

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AUGUST 2024

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

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