

FORMER MOT STATION, EBENEZER STREET

SWANSEA | SA1 5BJ

HUNT &
THORNE
CHARTERED SURVEYORS



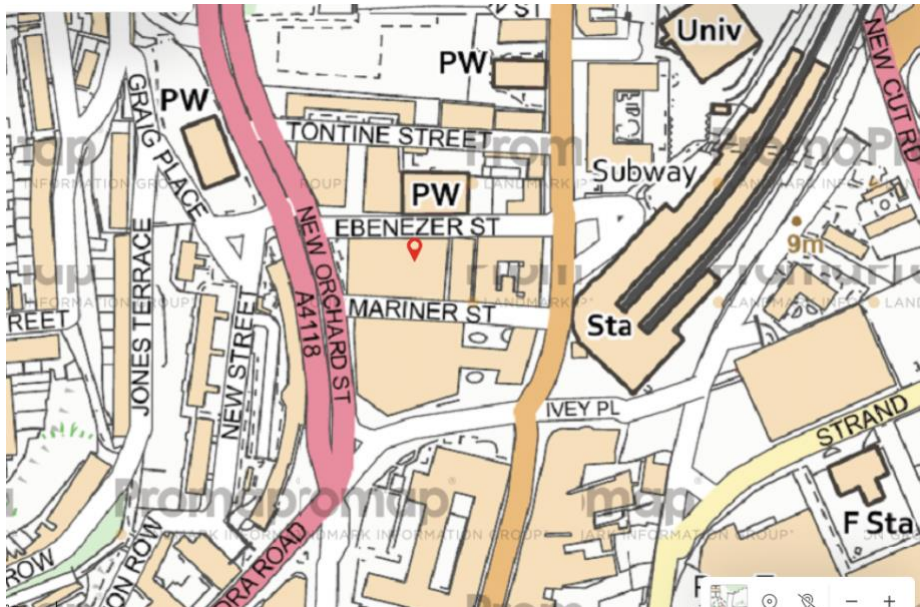
**STORAGE/COMMERCIAL
TO LET**

- CITY CENTRE LOCATION CLOSE TO SWANSEA TRAIN STATION
- PREVIOUSLY USED AS AN MOT SERVICE STATION
- ALSO SUITABLE FOR USE AS STORAGE OR LIGHT INDUSTRIAL (STANC.)
- ACCESS FROM BOTH EBENZER STREET AND MARINER STREET
- GROUND FLOOR WAREHOUSE 10,054 SQ FT + FIRST FLOOR OFFICE 1,584 SQ FT
- NEW FRI LEASE AVAILABLE - ASKING RENT - £36,000 PAX

LOCATION

The property is located on the edge of the city centre in close proximity to Swansea Train Station and approximately ½ a mile to the main retail pedestrianised core. The direct vicinity is mixed use comprising offices, student accommodation and commercial occupiers.

Vehicular access is given directly from Ebenezer Street, together with additional pedestrian access from Mariner Street.



DESCRIPTION

The property comprises a semi-detached warehouse with a pitched roof providing minimum eaves of 5.09m and a maximum height of 7.00m.

The accommodation is largely open plan with an office/staff block to the rear which is over two floors. There is also a reception/office to the front of the building with its own direct access from Ebenezer Street.

Two full height roller shutters provide access at the front of the building which extends to a small loading/forecourt area.

ACCOMMODATION

Gross Internal Floor Areas:

GROUND FLOOR WAREHOUSE/STORAGE	786.88	8,470
GROUND FLOOR OFFICE/STAFF	147.18	1,584
FIRST FLOOR OFFICE/STAFF	147.18	1,584
TOTAL:	1,081 SQ M	11,638 SQ FT

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.

RATEABLE VALUE

TBC

UBR for Wales 2024/25 is 0.562p in the £. (Rates payable TBC)

EPC

TBC

LEASE TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed.

RENT

Asking rent £36,000 pax

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.



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FURTHER INFORMATION

For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

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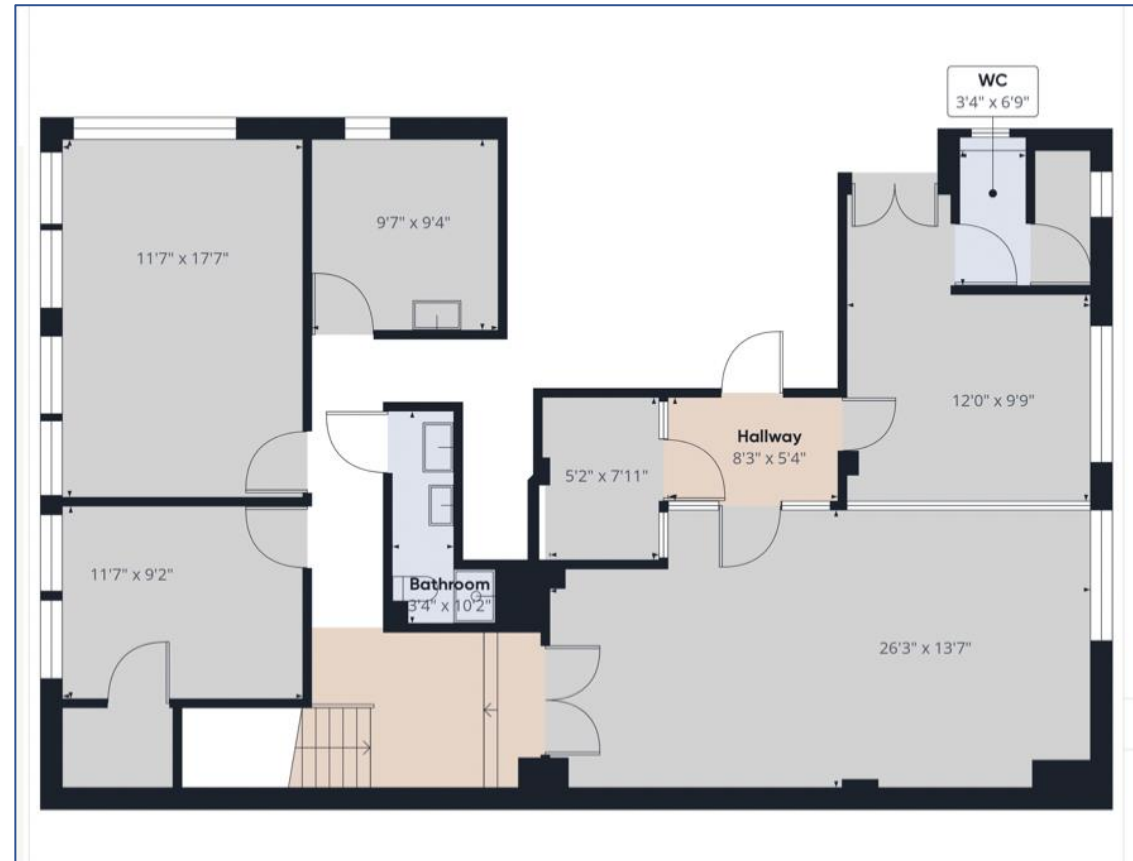
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