

1ST FLOOR, UNIT 6 ST. JOHNS COURT

HUNT &
THORNE
CHARTERED SURVEYORS

UPPER FFOREST WAY | SWANSEA ENTERPRISE PARK | SA6 8QQ

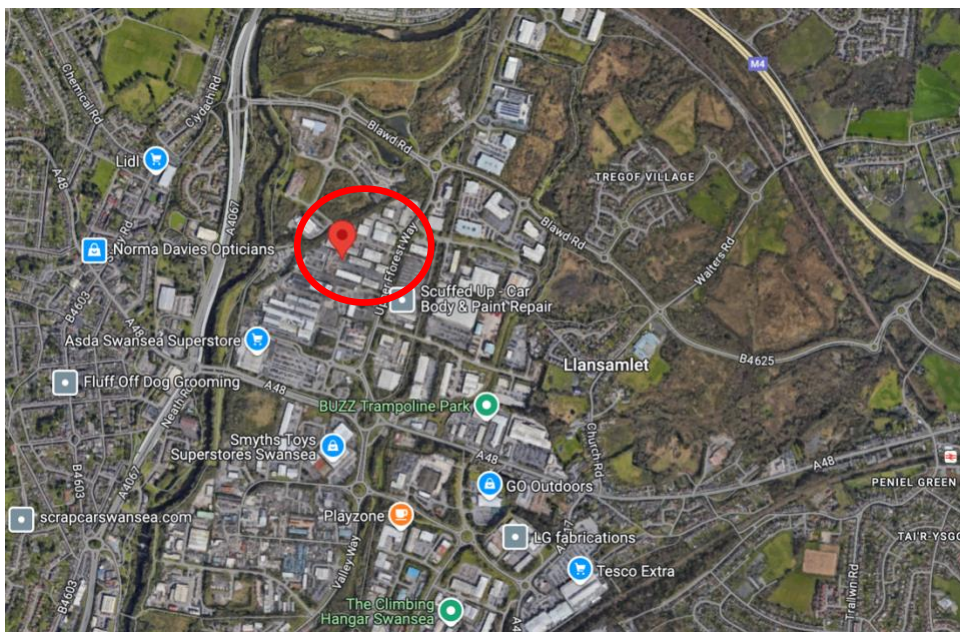


**OFFICE/STORAGE
TO LET**

- PROMINENT ROADSIDE LOCATION
- CIR 16 ON SITE CAR PARKING SPACES
- OFFICES 285.12 SQ M (3,069 SQ FT)
- STORAGE AREA 152.92 SQ M (1,646 SQ FT)
- RENT £32,500 PAX

LOCATION

The premises is located within the northern part of the Swansea Enterprise Park, prominently located facing Upper Fforest Way, which is one of the main access roads leading into the park, from the motorway. Both J44 and 45 of the motorway are within two miles of the premises.



DESCRIPTION

The office suite is located in the prominent pine end of the first floor part of a detached steel portal frame building, having an exclusive entrance and cir 16 car parking spaces. The building has glazed feature frontage, with brick and alloy cladding.

ACCOMMODATION

OFFICES:	285.12 SQ M	3,069 SQ FT
STORES:	152.92 SQ M	1,646 SQ FT
TOTAL:	438.04 SQ M	4,715 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site, that the property has a rateable value of £20,000.

UBR for Wales 2024/25 is 56.2p in the £.

Interested parties are asked to verify this information, by making direct contact with the local rating authority.

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 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 property is available on new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable towards the maintenance of the external part of the property and external common areas of the estate. The landlord to continue to insure the property and recover the proportion of building insurance premium from the tenant.

RENT

£32,500pax

EPC

To be Provided.

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.

MATTHEW SIMS

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JASON THORNE

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07387 188482

OCTOBER 2024

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

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