

# UNIT 4 TOWER COURT

ST. DAVIDS ROAD | SWANSEA ENTERPRISE PARK | SA6 8RU



**INDUSTRIAL/TRADE COUNTER  
TO LET**

- MODERN TRADE COUNTER PREMISES
- CLOSE TO J44 & J45 OF M4 MOTORWAY
- VERY GOOD ON SITE CAR PARKING
- 297.38 SQ M (3,200 SQ FT)
- OFFERS IN THE REGION OF £28,800PAX

## LOCATION

The property is located on the established Tower Court, accessed off St David's Road, within the heart of the Enterprise Park. J44 / 45 of the M4 motorway are in close proximity.

Prominent occupiers in the immediate area include Starbucks, Smyths Toys, JD Gyms, Hutchings Hyundai, St John Ambulance, Lincweld, Auto Windscreen, Swansea Parts Plus, TPS Swansea and LBS.



## DESCRIPTION

The development is made up of three blocks comprising of a total of 18 units. The premises are steel frame construction clad with alloy cladding, feature brick elevations and glass office frontages. Car parking is provided to the front of each unit, together with two central overspill parking areas.

## ACCOMMODATION

<b>TOTAL:</b>	297.38 SQ M	3,200 SQ FT
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## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £16,250.

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

Interested parties are asked to verify this information.

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 flexible lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

## RENT

Offers in the region of £28,800pax

## EPC

Rating - D

CN: 2939-2674-4055-7204-4677

## 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

NOVEMBER 2024

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