

# FIRST FLOOR POPULAR HOUSE

**HUNT &  
THORNE**  
CHARTERED SURVEYORS

TAWE BUSINESS VILLAGE | PHOENIX WAY, SWANSEA | SA7 9LA



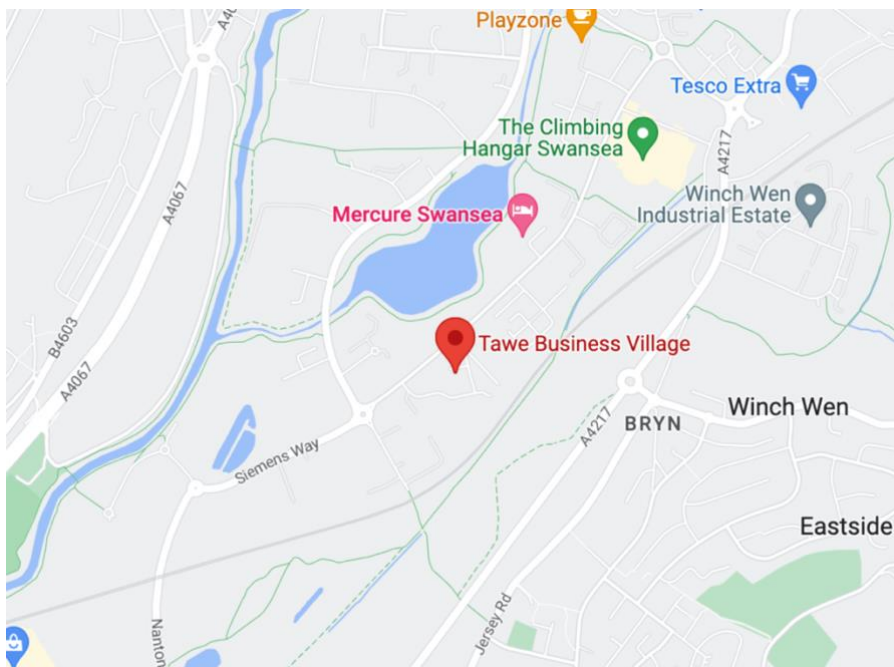
**OFFICE SPACE**  
**TO LET**

- FIRST FLOOR OFFICE BUILDING
- CLOSE TO J44 & J45 OF M4
- FLEXIBLE TERMS
- 122.54 SQ M (1,319 SQ FT)
- RENT £15,950 PAX

## LOCATION

The property is located on the established Tawe Business Village, with direct access off Phoenix Way, on the southern part of Swansea Enterprise Park. Junction 44 & 45 of the M4 motorway are located approx. 2 miles north, with the city centre being accessed via the southern link road, to the south.

Prominent occupiers in the immediate vicinity include The Land Registry, Welsh Ambulance, Bassetts Jeep, Gravells Kia and Morgan LaRoche Solicitors.



## DESCRIPTION

A semi-detached modern office building, with a ground and first floor office suite, with communal toilet facilities. A feature atrium style entrance provides access to the accommodation. The external area comprises of landscaped grounds, with approx. 6 car parking spaces.

## ACCOMMODATION

<b>Total:</b>	<b>122.54 SQ M</b>	<b>1,319 SQ FT</b>
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## RATEABLE VALUE

A new rating assessment will need to be provided for each floor.

UBR for Wales 2024/25 is 56.2p 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 lease terms.

## SERVICE CHARGE & BUILDING INSURANCE PREMIUM

The tenant to share the cost of maintaining and cleaning the internal common areas with the tenant of the ground floor. The tenant to pay to the landlord a service charge contribution towards to the maintenance of the external areas of the building and the external common areas of the estate. The landlord to continue to insure the premises and recover the proportional building insurance premium cost from the tenant.

## RENT

£15,950 pax

## EPC

Rating - B

CN: 1542-8274-7607-7158-3165

## VAT

All prices are quoted exclusive of 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.

## JASON THORNE

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## MATTHEW SIMS

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December 2024

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