

# UNIT 12-14 TOWER COURT

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



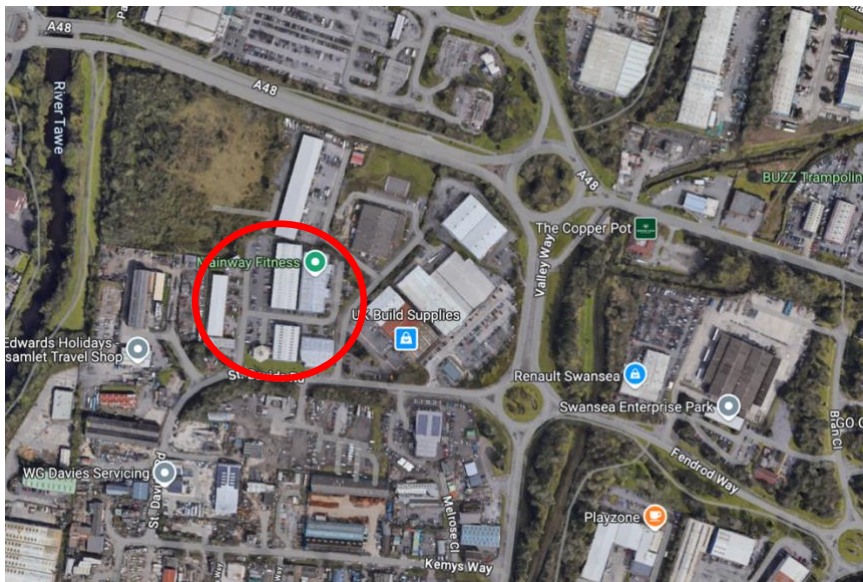
**INDUSTRIAL/TRADE COUNTER  
TO LET**

- TRADE COUNTER PREMISES
- CAN BE DIVIDED INTO SMALLER UNITS
- GOOD ON SITE CAR PARKING
- 613.16 SQ M (6,600 SQ FT)
- OFFERS IN THE REGION OF £56,100PAX

## LOCATION

The property is located on the established Tower Court trade counter, which is a mixed home improvement, leisure and distribution destination, 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

An end of terrace modern steel portal frame property, with feature glass frontage on two elevations. The remaining walls are a mixture of brick / breeze block and alloy cladding. A loading door exists to the front elevation. Externally, exists loading area and extensive car parking to the front and side elevation. Minimum eaves height 4.61m.

## ACCOMMODATION

<b>TOTAL:</b>	613.16 SQ M	6,600 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 £29,500.

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

The tenant to pay a service charge towards the upkeep of the external common areas of the Tower Court estate. The landlord to continue to insure and recover the premium cost from the tenant.

## RENT

Offers in the region of £56,100pax

## EPC

To be provided

## VAT

All prices are quoted exclusive of VAT. VAT will be 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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### JASON THORNE

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JANUARY 2025

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

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