

UNIT 17 ST DAVIDS ROAD IND EST

ENTERPRISE PARK | SWANSEA | SA6 8RX

HUNT & THORNE
CHARTERED SURVEYORS



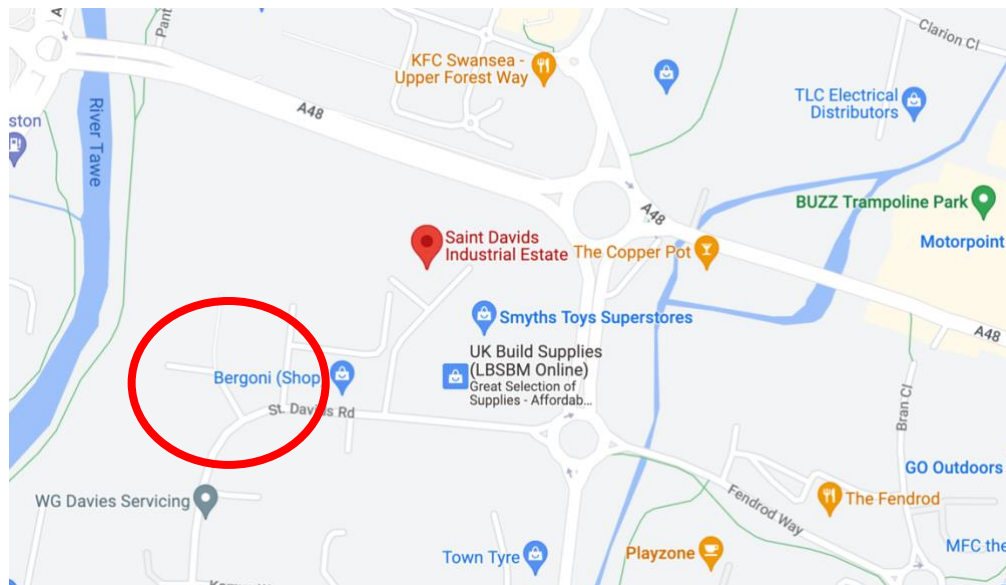
INDUSTRIAL PREMISES
TO LET

- END OF TERRACE INDUSTRIAL BUILDING
- CLOSE TO J44 & J45 OF M4
- 785 SQ FT
- RENT £7,500 PAX

LOCATION

The property is located within the heart of the Swansea Enterprise Park, at the end of St David's Road, which leads off one of the main roundabouts within the park. Junction 44 and 45 of the M4 motorway are within 2 miles of the site.

Prominent occupiers include Starbucks, Smyths Toys, Hutchings Hyundai



DESCRIPTION

An end of terrace industrial building, part of an industrial development, with elevation of rendered breeze block and facing brick, with profile sheeting to the roof. Loading area and car parking exists to the rear of the property.

ACCOMMODATION

Ground Floor:	72.93 SQ M	785 SQ FT
Total:	72.93 SQ M	785 SQ FT

RATEABLE VALUE

£2,700

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 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LEASE TERMS

The property is available on new lease terms.

SERVICE CHARGE & BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£7,500 pax

EPC

To be advised.

VAT

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

FURTHER INFORMATION

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

JASON THORNE

jason@huntandthorne.com
07387 188482

MATTHEW SIMS

matthew@huntandthorne.com
07825372503

DECEMBER 2024

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

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