

# UNIT 1A KESTREL WAY

**HUNT &  
THORNE**  
CHARTERED SURVEYORS

GARNGOCH INDUSTRIAL ESTATE | PENLLEGAER, SWANSEA | SA4 9WN



**INDUSTRIAL UNIT  
TO LET**

- PROMINENT ROADSIDE LOCATION
- MODERN PREMISES
- CLOSE TO J47 M4.
- 225.02 SQ M (2,423 SQ FT)
- ASKING RENT - £21,807PAX

## LOCATION

The premises is located on the established Garngoch Industrial Estate, Penllergaer, which is located to the north west of Swansea city centre, within two miles of J47 M4.

Prominent occupiers in the immediate area include Securahome, M&P Direct, Arthur Llewellyn Jenkins, Sinclair Skoda, Lidl and Euro Car Parts.



## DESCRIPTION

The unit forms part of the Securahome workshop, fronting the busy Phoenix Way, the main road running through Garngoch Industrial Estate. The building will be refurbished on agreeing terms with a tenant, to provide a self contained unit, with independent access. The unit has minimum eaves of 5.69 m

## ACCOMMODATION

<b>Total:</b>	225.02 SQ M	2,423 SQ FT
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## RATEABLE VALUE

A new separate rateable value will be provided on completion of the premises.

UBR for Wales 2024/25 is 0.562p 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 AND BUILDING INSURANCE PREMIUM

A service charge will be payable towards the maintenance of the external part of the estate. The landlord will continue to insure and recover the premium cost from the tenant.

## ASKING RENT

£21,807pax

## EPC

An EPC will be provided on completion of the division of the unit.

## 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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FEBRUARY 2025

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